

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16 Tarpan Drive, Doreen Vic 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000

&

\$810,000

Median sale price

Median price \$620,000

Property Type House

Suburb Doreen

Period - From 01/04/2019

to 31/03/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	9 Woningary Cr DOREEN 3754	\$806,000	04/03/2020
2	4 Outback Dr DOREEN 3754	\$800,000	23/11/2019
3	17 Athalie Rise DOREEN 3754	\$796,000	18/02/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

19/05/2020 12:20



Property Type: Land
Land Size: 864 sqm approx
Agent Comments

Indicative Selling Price
 \$780,000 - \$810,000
Median House Price
 Year ending March 2020: \$620,000

Comparable Properties



9 Woningary Cr DOREEN 3754 (REI)

Agent Comments



Price: \$806,000
Method: Private Sale
Date: 04/03/2020
Property Type: House (Res)
Land Size: 758 sqm approx



4 Outback Dr DOREEN 3754 (REI/VG)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 23/11/2019
Property Type: House
Land Size: 745 sqm approx



17 Athalie Rise DOREEN 3754 (REI)

Agent Comments



Price: \$796,000
Method: Private Sale
Date: 18/02/2020
Property Type: House
Land Size: 706 sqm approx