

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 5 Embankment Road, Doreen Vic 3754

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$572,500 House X Suburb Doreen

Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

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.



Rooms:
Property Type: Land
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median House Price
March quarter 2017: \$572,500

Comparable Properties



17 Currumbin Rd DOREEN 3754 (REI/VG)

[Agent Comments](#)



Price: \$615,000
Method: Private Sale
Date: 09/04/2017
Rooms: 7
Property Type: House (Res)
Land Size: 494 sqm approx

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.