

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

50 Peterborough Drive, Doreen Vic 3754

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000

&

\$550,000

Median sale price*

Median price

House

Unit

Suburb

Period - From

to

Source

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	54 Orchard Rd DOREEN 3754	\$550,000	27/12/2017
2	9 Refuge Pl DOREEN 3754	\$525,000	22/08/2017
3	52 Orchard Rd DOREEN 3754	\$505,000	14/09/2017

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:

Property Type: Land

Land Size: 332 sqm approx

Agent Comments

Comparable Properties

54 Orchard Rd DOREEN 3754 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 27/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 315 sqm approx



9 Refuge PI DOREEN 3754 (REI/VG)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 22/08/2017

Rooms: 4

Property Type: House (Res)

Land Size: 541 sqm approx



52 Orchard Rd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$505,000

Method: Private Sale

Date: 14/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 315 sqm approx