

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

2 Gallivant Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$740,000 Property Type House Suburb Doreen

Period - From 01/10/2021 to 31/12/2021 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	15 Sukarna Ct DOREEN 3754	\$860,000	07/12/2021
2	5 Roebuck St SOUTH MORANG 3752	\$850,000	08/12/2021
3	15 Kossatz Tce DOREEN 3754	\$850,000	09/10/2021

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:

28/02/2022 12:57



			2 plus extra space in front
4	2		

Rooms: Study and Theatre Room
Property Type: Land
Land Size: 573 sqm approx
Agent Comments

Indicative Selling Price
 \$850,000 - \$900,000
Median House Price
 December quarter 2021: \$740,000

Comparable Properties

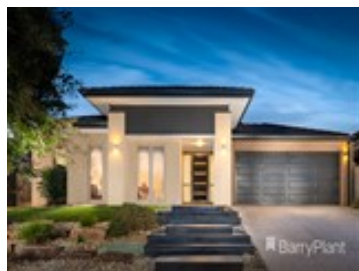


15 Sukarna Ct DOREEN 3754 (REI)

Agent Comments

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Price: \$860,000
Method: Private Sale
Date: 07/12/2021
Rooms: 6
Property Type: House (Res)



5 Roebuck St SOUTH MORANG 3752 (VG)

Agent Comments

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Price: \$850,000
Method: Sale
Date: 08/12/2021
Property Type: House (Res)
Land Size: 512 sqm approx



15 Kossatz Tce DOREEN 3754 (VG)

Agent Comments

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Price: \$850,000
Method: Sale
Date: 09/10/2021
Property Type: House (Res)
Land Size: 687 sqm approx

Large home that could offer 4 bedroom easily.