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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

26 Outback Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$460,000

&

\$500,000

Median sale price

Median price \$542,500

House

X

Unit

Suburb Doreen

Period - From 01/04/2017

to

30/06/2017

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	10 Faithful Way DOREEN 3754	\$488,000	23/08/2017
2	8 Bower Way DOREEN 3754	\$481,000	09/09/2017
3	20 Beltons Way DOREEN 3754	\$470,000	12/05/2017

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.~~



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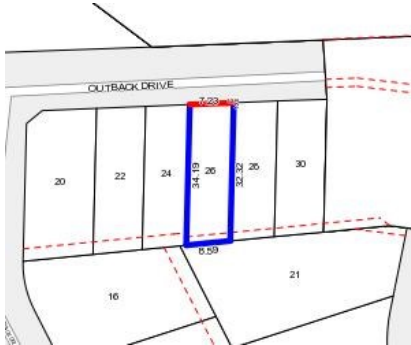
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Indicative Selling Price

\$460,000 - \$500,000

Median House Price

June quarter 2017: \$542,500



3 2 1

Rooms:

Property Type: Established Property

Land Size: 288 sqm approx

Agent Comments

Comparable Properties



10 Faithful Way DOREEN 3754 (REI)

3 2 1

Price: \$488,000

Method: Private Sale

Date: 23/08/2017

Rooms: 5

Property Type: House (Res)

Land Size: 312 sqm approx

Agent Comments

Stone bench tops. Floor boards. Drive through access. Bigger block



8 Bower Way DOREEN 3754 (REI)

3 2 1

Price: \$481,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 359 sqm approx

Agent Comments

Stone bench tops. Hard wood floor boards. Alfresco. Bigger block



20 Beltons Way DOREEN 3754 (REI/VG)

2 1 1

Price: \$470,000

Method: Private Sale

Date: 12/05/2017

Rooms: 3

Property Type: House

Land Size: 319 sqm approx

Agent Comments

Older home. 1 less bedroom. Extra dining room. Laminate bench tops