

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

9 Williamsbrook Avenue, Doreen Vic 3754

Indicative selling price

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

Range between

\$640,000

&

\$700,000

Median sale price

Median price

\$750,000

Property Type

House

Suburb

Doreen

Period - From

01/07/2021

to

30/06/2022

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	2 Sunningdale Rd DOREEN 3754	\$697,000	01/10/2022
2	3 Travertine Cr DOREEN 3754	\$690,000	22/08/2022
3	5 Leatherwood Ct DOREEN 3754	\$640,000	28/09/2022

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:

13/10/2022 10:03



 4  2  2

Property Type: House (Res)

Land Size: 559 sqm approx

Agent Comments

Indicative Selling Price

\$640,000 - \$700,000

Median House Price

Year ending June 2022: \$750,000

Comparable Properties



2 Sunningdale Rd DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$697,000

Method: Auction Sale

Date: 01/10/2022

Property Type: House (Res)

Land Size: 515 sqm approx



3 Travertine Cr DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$690,000

Method: Private Sale

Date: 22/08/2022

Property Type: House

Land Size: 448 sqm approx



5 Leatherwood Ct DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$640,000

Method: Private Sale

Date: 28/09/2022

Property Type: House