

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

Lot 203/820 Bridge Inn Road, Doreen Vic 3754

Indicative selling price

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

Single price

\$427,100

Median sale price

Median price

\$332,500

Property Type

Vacant land

Suburb

Doreen

Period - From

22/06/2020

to

21/06/2021

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.

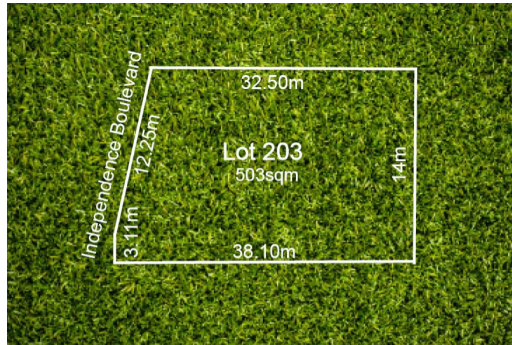
	Address of comparable property	Price	Date of sale
1	12 Clancy Way DOREEN 3754	\$423,000	15/03/2021
2			
3			

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:

22/06/2021 16:02



Property Type: Residential Land

Land Size: 503 sqm approx

Agent Comments

Indicative Selling Price

\$427,100

Median Land Price

22/06/2020 - 21/06/2021: \$332,500

Comparable Properties

12 Clancy Way DOREEN 3754 (REI/VG)

Agent Comments



Price: \$423,000

Method: Private Sale

Date: 15/03/2021

Property Type: Land (Res)

Land Size: 510 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.