

### 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

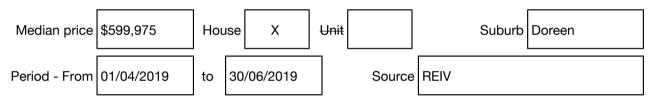
6 Sunningdale Road, Doreen Vic 3754
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#### Indicative selling price

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

Range between	\$520,000	&	\$550,000
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#### Median sale price



#### 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	7 Secluded PI DOREEN 3754	\$533,000	21/06/2019
2	3 Impulse Av DOREEN 3754	\$532,000	01/03/2019
3	9 One Tree Rd DOREEN 3754	\$530,000	03/08/2019

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.

#### Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Res Land Size: 455 sqm approx Agent Comments Indicative Selling Price \$520,000 - \$550,000 Median House Price June quarter 2019: \$599,975

## **Comparable Properties**

7 Secluded PI DOREEN 3754 (REI/VG)	Agent Comments
Price: \$533,000 Method: Private Sale Date: 21/06/2019 Rooms: - Property Type: House (Res) Land Size: 442 sqm approx	
3 Impulse Av DOREEN 3754 (REI/VG) 3 2 2 2 Price: \$532,000 Method: Private Sale Date: 01/03/2019 Rooms: - Property Type: House (Res) Land Size: 448 sqm approx	Agent Comments
9 One Tree Rd DOREEN 3754 (REI) 3 2 2 2 Price: \$530,000 Method: Auction Sale Date: 03/08/2019 Rooms: - Property Type: House (Res) Land Size: 427 sqm approx	Agent Comments

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