

## 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

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$520,000

&

\$550,000

#### Median sale price

Median price \$599,975

House

X

Unit

Suburb Doreen

Period - From 01/04/2019

to

30/06/2019

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 | 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.



 3  2  2

**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**

 3  2  2

**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)**

**Agent Comments**

 3  2  2

**Price:** \$532,000

**Method:** Private Sale

**Date:** 01/03/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 448 sqm approx



**9 One Tree Rd DOREEN 3754 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$530,000

**Method:** Auction Sale

**Date:** 03/08/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 427 sqm approx