

# 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

10 Mollison Drive, 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

\$540,000

&

\$580,000

### Median sale price

Median price

\$641,000

Property Type

House

Suburb

Doreen

Period - From

01/01/2020

to

31/03/2020

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 Marbella Av DOREEN 3754	\$576,000	08/02/2020
2	11 Kumalie Dr DOREEN 3754	\$570,000	25/04/2020
3	12 Kyarra Dr DOREEN 3754	\$561,000	25/02/2020

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:

29/06/2020 15:10



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**Property Type:** House  
**Land Size:** 448 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$540,000 - \$580,000  
**Median House Price**  
March quarter 2020: \$641,000

## Comparable Properties



**10 Marbella Av DOREEN 3754 (REI/VG)**

**Agent Comments**

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**Price:** \$576,000  
**Method:** Auction Sale  
**Date:** 08/02/2020  
**Property Type:** House (Res)  
**Land Size:** 479 sqm approx



**11 Kumalie Dr DOREEN 3754 (REI/VG)**

**Agent Comments**

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**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 25/04/2020  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 448 sqm approx



**12 Kyarra Dr DOREEN 3754 (REI/VG)**

**Agent Comments**

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**Price:** \$561,000  
**Method:** Private Sale  
**Date:** 25/02/2020  
**Property Type:** House (Res)  
**Land Size:** 366 sqm approx