

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

2 Jordan Court, Doreen Vic 3754

Indicative selling price

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

Range between \$655,000

&

\$720,000

Median sale price

Median price \$612,000

House

X

Unit

Suburb Doreen

Period - From 01/10/2017

to

31/12/2017

Source REIV

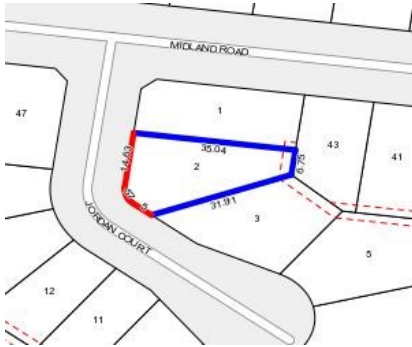
Comparable property sales (*Delete A or B below as applicable)

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	156 Elation Blvd DOREEN 3754	\$715,000	17/10/2017
2	45 Sunstone Blvd DOREEN 3754	\$685,199	14/08/2017
3	14 Preserve Cirt DOREEN 3754	\$660,000	29/09/2017

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.



Rooms:

Property Type: Land

Land Size: 529 sqm approx

Agent Comments

Comparable Properties



156 Elation Blvd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$715,000

Method: Private Sale

Date: 17/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 547 sqm approx



45 Sunstone Blvd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$685,199

Method: Private Sale

Date: 14/08/2017

Rooms: 10

Property Type: House (Res)

Land Size: 507 sqm approx



14 Preserve Cirt DOREEN 3754 (VG)

Agent Comments



Price: \$660,000

Method: Sale

Date: 29/09/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 604 sqm approx