

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

13 Almorah Street, Doreen Vic 3754

Indicative selling price

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

Range between \$580,000

&

\$635,000

Median sale price

Median price \$572,500

House

X

Unit

Suburb Doreen

Period - From 01/01/2019

to

31/03/2019

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	6 Lanner Way DOREEN 3754	\$625,000	13/04/2019
2	15 Westbourne Dr DOREEN 3754	\$620,000	05/04/2019
3	30 Eliot Av DOREEN 3754	\$615,000	17/04/2019

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 448 sqm approx

Agent Comments

Indicative Selling Price

\$580,000 - \$635,000

Median House Price

March quarter 2019: \$572,500

Comparable Properties



6 Lanner Way DOREEN 3754 (REI)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 13/04/2019

Rooms: 7

Property Type: House



15 Westbourne Dr DOREEN 3754 (REI)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 05/04/2019

Rooms: 6

Property Type: House



30 Eliot Av DOREEN 3754 (REI)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 17/04/2019

Rooms: 8

Property Type: House