

# 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

54 Cathedral Rise, 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 \$650,000

&

\$700,000

### Median sale price

Median price \$650,000

Property Type House

Suburb Doreen

Period - From 01/10/2019

to 31/12/2019

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.

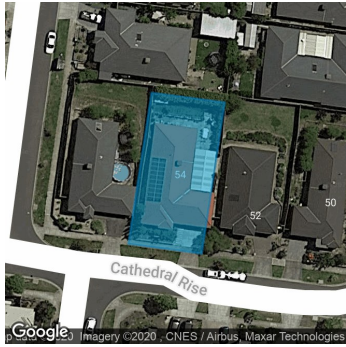
	Address of comparable property	Price	Date of sale
1	11 Domenico St DOREEN 3754	\$700,000	27/02/2020
2	1 Havelberg Cirt DOREEN 3754	\$675,000	12/12/2019
3	183 Flaxen Hills Rd DOREEN 3754	\$650,000	26/10/2019

**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.~~

This Statement of Information was prepared on:

17/04/2020 11:34



4 2 2

**Property Type:** House (Res)

**Land Size:** 604 sqm approx

Agent Comments

**Indicative Selling Price**

\$650,000 - \$700,000

**Median House Price**

December quarter 2019: \$650,000

## Comparable Properties

11 Domenico St DOREEN 3754 (VG)

Agent Comments

4 - -

**Price:** \$700,000

**Method:** Sale

**Date:** 27/02/2020

**Property Type:** House (Res)

**Land Size:** 448 sqm approx



1 Havelberg Cirt DOREEN 3754 (REI/VG)

Agent Comments

4 2 2

**Price:** \$675,000

**Method:** Private Sale

**Date:** 12/12/2019

**Rooms:** 7

**Property Type:** House

**Land Size:** 554 sqm approx



183 Flaxen Hills Rd DOREEN 3754 (REI/VG)

Agent Comments

4 2 2

**Price:** \$650,000

**Method:** Private Sale

**Date:** 26/10/2019

**Property Type:** House

**Land Size:** 560 sqm approx