

# 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

7 Batavia Way, 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 \$570,000

&

\$620,000

### Median sale price

Median price \$600,000

House

X

Unit

Suburb Doreen

Period - From 01/04/2017

to

31/03/2018

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	32 Coulthard Cr DOREEN 3754	\$620,000	19/04/2018
2	4 Kiora Av DOREEN 3754	\$605,000	15/05/2018
3	10 Bear Cr DOREEN 3754	\$585,000	14/02/2018

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:**  
**Agent Comments**

**Indicative Selling Price**  
\$570,000 - \$620,000  
**Median House Price**  
Year ending March 2018: \$600,000

## Comparable Properties



**32 Coulthard Cr DOREEN 3754 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 19/04/2018  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 412 sqm approx



**4 Kiora Av DOREEN 3754 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 15/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 425 sqm approx



**10 Bear Cr DOREEN 3754 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$585,000  
**Method:** Private Sale  
**Date:** 14/02/2018  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 400 sqm approx