

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	46 Aylesbury Boulevard, Doreen Vic 3754
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Indicative selling price

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

Range between	\$530,000	&	\$580,000
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Median sale price

Median price	\$542,500	House	X	Unit		Suburb	Doreen
Period - From	01/04/2017	to	30/06/2017	Source	REIV		

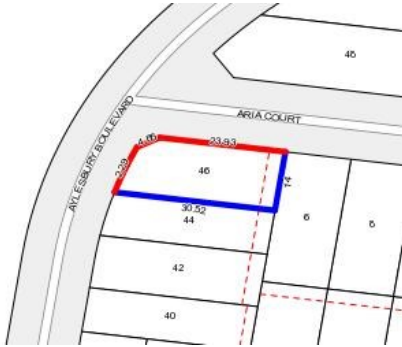
Comparable property sales (*Delete A or B below as applicable)

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	5 Karakul Cr DOREEN 3754	\$572,100	31/07/2017
2	3 Currumbin Rd DOREEN 3754	\$561,000	09/09/2017
3	8 Mollison Dr DOREEN 3754	\$560,000	11/09/2017

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.~~



 4  2  2

Rooms:
Property Type: Land
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
 \$530,000 - \$580,000
Median House Price
 June quarter 2017: \$542,500

Comparable Properties



5 Karakul Cr DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$572,100
Method: Private Sale
Date: 31/07/2017
Rooms: 6
Property Type: House (Res)
Land Size: 440 sqm approx



3 Currumbin Rd DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$561,000
Method: Private Sale
Date: 09/09/2017
Rooms: 7
Property Type: House
Land Size: 442 sqm approx



8 Mollison Dr DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$560,000
Method: Private Sale
Date: 11/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 400 sqm approx