

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

6 Pademelon Street, Doreen Vic 3754

Indicative selling price

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

Range between \$740,000 & \$810,000

Median sale price

Median price \$640,000 House X Unit Suburb Doreen

Period - From 01/01/2018 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.

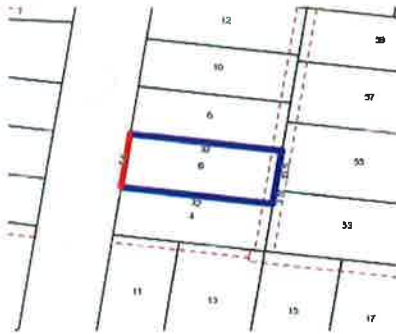
Address of comparable property		Price	Date of sale
1	14 Bronte Cr DOREEN 3754	\$810,000	02/02/2018
2	21 Markdale Way DOREEN 3754	\$785,000	18/04/2018
3	10 Merredin Cirt DOREEN 3754	\$746,350	26/11/2017

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.~~

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Indicative Selling Price
\$740,000 - \$810,000
Median House Price
March quarter 2018: \$640,000



Rooms:
Property Type: Land
Land Size: 448 sqm approx
Agent Comments

Comparable Properties



14 Bronte Cr DOREEN 3754 (REI/VG)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 02/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 640 sqm approx



21 Markdale Way DOREEN 3754 (REI)

Agent Comments



Price: \$785,000
Method: Private Sale
Date: 18/04/2018
Rooms: 8
Property Type: House (Res)



10 Merredin Cirt DOREEN 3754 (REI/VG)

Agent Comments



Price: \$746,350
Method: Private Sale
Date: 26/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 576 sqm approx