

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

1/13 Sanders Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$500,000

&

\$540,000

Median sale price

Median price \$400,675

Property Type Unit

Suburb Doreen

Period - From 21/10/2019

to

20/10/2020

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 | 6/34 Greig Dr MERNDA 3754 | \$542,000 | 03/08/2020 |
| 2 | 22 Carribie Rd DOREEN 3754 | \$530,000 | 08/07/2020 |
| 3 | 9 Belmont Rise DOREEN 3754 | \$509,000 | 28/07/2020 |

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:

21/10/2020 13:52

 4  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$500,000 - \$540,000

Median Unit Price

21/10/2019 - 20/10/2020: \$400,675

Comparable Properties

6/34 Greig Dr MERNDA 3754 (VG)

Agent Comments

 3  -  -

Price: \$542,000

Method: Sale

Date: 03/08/2020

Property Type: Unit



22 Carribe Rd DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$530,000

Method: Sold After Auction

Date: 08/07/2020

Property Type: House

Land Size: 375 sqm approx



9 Belmont Rise DOREEN 3754 (VG)

Agent Comments

 4  -  -

Price: \$509,000

Method: Sale

Date: 28/07/2020

Property Type: House (Res)

Land Size: 336 sqm approx