

# 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](http://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



**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



**Price:** \$542,000

**Method:** Sale

**Date:** 03/08/2020

**Property Type:** Unit



**22 Carribie Rd DOREEN 3754 (REI/VG)**

Agent Comments



**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



**Price:** \$509,000

**Method:** Sale

**Date:** 28/07/2020

**Property Type:** House (Res)

**Land Size:** 336 sqm approx