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

13 Birdwood Court, Doreen Vic 3754

Indicative selling price

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

Range between $780,000 & $840,000

Median sale price

Median price	$599,975	Property Type	House	Suburb	Doreen
Period - From	01/04/2019	to 30/06/2019		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	1 Eminence Blvd DOREEN 3754	$837,000	29/07/2019
2	16 Tregowan Pl DOREEN 3754	$830,000	10/08/2019
3	61 Pinnacle Vews DOREEN 3754	$810,000	05/08/2019

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: 17/09/2019 14:14

4 2 2

Property Type: House
Land Size: 995 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $840,000
Median House Price
June quarter 2019: $599,975

Comparable Properties

1 Eminence Blvd DOREEN 3754 (REI/VG)

4 2 3

Agent Comments

Price: $837,000
Method: Private Sale
Date: 29/07/2019
Rooms: 5
Property Type: House
Land Size: 900 sqm approx

16 Tregowan Pl DOREEN 3754 (REI)

4 2 2

Agent Comments

Price: $830,000
Method: Private Sale
Date: 10/08/2019
Property Type: House (Res)
Land Size: 777 sqm approx

61 Pinnacle Vews DOREEN 3754 (REI)

4 2 2

Agent Comments

Price: $810,000
Method: Private Sale
Date: 05/08/2019
Rooms: 7
Property Type: House
Land Size: 843 sqm approx

REIV **propertydata**
.com.au