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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

21 Chaucer Way, Doreen Vic 3754

Indicative selling price

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

Range between \$555,000

&

\$595,000

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	7 Sunningdale Rd DOREEN 3754	\$591,200	15/05/2017
2	29 Elation Blvd DOREEN 3754	\$545,000	26/05/2017
3	42 Yellow Brick Rd DOREEN 3754	\$540,000	02/08/2017

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

\$555,000 - \$595,000

Median House Price

June quarter 2017: \$542,500



4 2 2

Rooms:

Property Type: Residential

Land Size: 448 sqm approx

Agent Comments

Comparable Properties



7 Sunningdale Rd DOREEN 3754 (REI)

3 2 2

Price: \$591,200

Method: Private Sale

Date: 15/05/2017

Rooms: -

Property Type: House

Land Size: 462 sqm approx

Agent Comments

Slightly bigger block but one less bedroom and very well presented



29 Elation Blvd DOREEN 3754 (REI)

3 2 2

Price: \$545,000

Method: Private Sale

Date: 26/05/2017

Rooms: 4

Property Type: House

Land Size: 445 sqm approx

Agent Comments

Similar size block but one less bedroom and not as good location to Doreen Shops



42 Yellow Brick Rd DOREEN 3754 (REI)

3 2 2

Price: \$540,000

Method: Private Sale

Date: 02/08/2017

Rooms: -

Property Type: House

Land Size: 400 sqm approx

Agent Comments

Brand new build but smaller block, one less bedroom and not a good location to Doreen Shops