

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

5 Carome Way, Doreen Vic 3754

Indicative selling price

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

Range between \$660,000

&

\$710,000

Median sale price

Median price \$621,500

Property Type House

Suburb Doreen

Period - From 01/07/2020

to 30/09/2020

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	45 Marley Blvd DOREEN 3754	\$700,000	16/10/2020
2	9 Sandover St DOREEN 3754	\$700,000	17/11/2020
3	1 Canungra Way DOREEN 3754	\$681,000	03/12/2020

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:

23/12/2020 10:12



 4  2  2

Property Type: House
(Residential)
Land Size: 448 sqm approx
Agent Comments

Indicative Selling Price
\$660,000 - \$710,000
Median House Price
September quarter 2020: \$621,500

Comparable Properties



45 Marley Blvd DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$700,000
Method: Private Sale
Date: 16/10/2020
Rooms: 8
Property Type: House (Res)
Land Size: 451 sqm approx



9 Sandover St DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$700,000
Method: Private Sale
Date: 17/11/2020
Property Type: House
Land Size: 460 sqm approx



1 Canungra Way DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$681,000
Method: Private Sale
Date: 03/12/2020
Property Type: House
Land Size: 488 sqm approx