

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 Macadamia Street, Doreen Vic 3754**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$570,000

&

\$620,000

Median sale price

Median price \$580,000

House

X

Unit

Suburb Doreen

Period - From 01/07/2017

to

30/09/2017

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	4 Journey Av DOREEN 3754	\$620,000	07/08/2017
2	42 Hehr St DOREEN 3754	\$614,999	28/09/2017
3	24 Windermere Pde DOREEN 3754	\$612,000	16/10/2017

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.~~



Rooms:

Property Type: Land

Agent Comments

Comparable Properties



4 Journey Av DOREEN 3754 (REI/VG)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 07/08/2017

Rooms: 6

Property Type: House

Land Size: 512 sqm approx



42 Hehr St DOREEN 3754 (REI)

Agent Comments



Price: \$614,999

Method: Private Sale

Date: 28/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 508 sqm approx



24 Windermere Pde DOREEN 3754 (REI)

Agent Comments



Price: \$612,000

Method: Private Sale

Date: 16/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 401 sqm approx