

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

7 Beltons Way, Doreen Vic 3754

Indicative selling price

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

Range between \$980,000

&

\$1,075,000

Median sale price

Median price \$775,000

Property Type House

Suburb Doreen

Period - From 01/07/2021

to 30/09/2021

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.~~

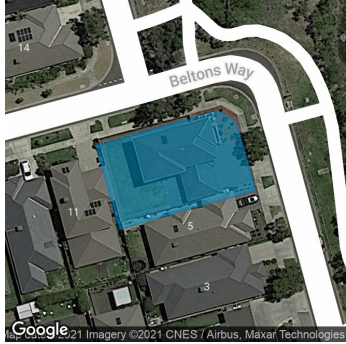
	Address of comparable property	Price	Date of sale
1	18 Coulthard Cr DOREEN 3754	\$1,032,000	20/10/2021
2	47 Bedervale Loop DOREEN 3754	\$990,000	02/09/2021
3			

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:

22/11/2021 09:54



 4  2  2

Property Type: Land
Land Size: 620 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,075,000
Median House Price
September quarter 2021: \$775,000

Comparable Properties



18 Coulthard Cr DOREEN 3754 (REI)

Agent Comments

 5  2  2

Price: \$1,032,000
Method: Private Sale
Date: 20/10/2021
Rooms: 8
Property Type: House (Res)
Land Size: 640 sqm approx



47 Bedervale Loop DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$990,000
Method: Private Sale
Date: 02/09/2021
Rooms: 7
Property Type: House (Res)
Land Size: 647 sqm approx

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.