

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

3 Solitude Lane, Doreen Vic 3754

Indicative selling price

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

Range between

\$480,000

&

\$500,000

Median sale price

Median price

\$643,000

Property Type

House

Suburb

Doreen

Period - From

01/01/2020

to

31/12/2020

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	6 Rove La DOREEN 3754	\$490,000	11/11/2020
2	5 Hazlett St DOREEN 3754	\$481,000	14/10/2020
3	7 Eastern Vw DOREEN 3754	\$480,000	17/08/2020

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:

27/01/2021 11:46



 3  2  2

Property Type: Land
Land Size: 320 sqm approx
Agent Comments

Indicative Selling Price
\$480,000 - \$500,000

Median House Price
Year ending December 2020: \$643,000

Comparable Properties

6 Rove La DOREEN 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$490,000
Method: Auction Sale
Date: 11/11/2020
Property Type: House (Res)
Land Size: 220 sqm approx

5 Hazlett St DOREEN 3754 (VG)

Agent Comments

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Price: \$481,000
Method: Sale
Date: 14/10/2020
Property Type: House (Res)
Land Size: 238 sqm approx

7 Eastern Vw DOREEN 3754 (VG)

Agent Comments

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Price: \$480,000
Method: Sale
Date: 17/08/2020
Property Type: House (Res)
Land Size: 256 sqm approx