Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	3 Solitude Lane, Doreen Vic 3754				
ndicative selling price					

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

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Range between	\$480,000	&	\$500,000

Median sale price

Median price	\$643,000	Pro	perty Type Hou	ise	Sub	burb	Doreen	œ/
Period - From	01/01/2020	to	31/12/2020	So	urceREI	IV		

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.

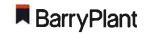
Address of comparable property		Price	Date of sale
1	6 Rove La DOREEN 3754	\$490,000	11/11/2020
2	5 Hazlett St DOREEN 3754	\$481,000	14/10/2020
3	7 Eastern Vw DOREEN 3754	\$480,000	17/08/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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)

3

2



Price: \$490,000 **Method:** Auction Sale **Date:** 11/11/2020

Property Type: House (Res) Land Size: 220 sqm approx **Agent Comments**

5 Hazlett St DOREEN 3754 (VG)

3





Price: \$481,000 Method: Sale Date: 14/10/2020

Property Type: House (Res) Land Size: 238 sqm approx Agent Comments

7 Eastern Vw DOREEN 3754 (VG)

= 3





Price: \$480,000 Method: Sale Date: 17/08/2020

Property Type: House (Res) Land Size: 256 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802



