

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

13 Sunningdale Road, Doreen Vic 3754

Indicative selling price

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

Range between \$610,000

&

\$671,000

Median sale price

Median price \$630,000

House

X

Unit

Suburb Doreen

Period - From 01/07/2018

to

30/09/2018

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	3 Bear Cr DOREEN 3754	\$649,000	18/08/2018
2	31 Woodstock Dr DOREEN 3754	\$647,000	17/11/2018
3	44 Laurimar Blvd DOREEN 3754	\$625,000	24/08/2018

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

Land Size: 592 sqm approx

Agent Comments

Comparable Properties



3 Bear Cr DOREEN 3754 (REI/VG)

Agent Comments



Price: \$649,000

Method: Auction Sale

Date: 18/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 551 sqm approx



31 Woodstock Dr DOREEN 3754 (REI)

Agent Comments



Price: \$647,000

Method: Private Sale

Date: 17/11/2018

Rooms: -

Property Type: House

Land Size: 640 sqm approx



44 Laurimar Blvd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 24/08/2018

Rooms: 9

Property Type: House

Land Size: 581 sqm approx