

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

4 Persimmon Way, Doreen Vic 3754

Indicative selling price

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

Range between \$530,000

&

\$580,000

Median sale price

Median price \$617,000

House

X

Unit

Suburb Doreen

Period - From 01/07/2017

to

30/06/2018

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	4 Piccadilly Ct DOREEN 3754	\$560,000	03/02/2018
2	10 Cootamundra Rd DOREEN 3754	\$555,000	27/01/2018
3	23 Fitzwilliam Dr DOREEN 3754	\$530,000	22/02/2018

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: 447 sqm approx

Agent Comments

Comparable Properties



4 Piccadilly Ct DOREEN 3754 (REI/VG)

Agent Comments



Price: \$560,000

Method: Auction Sale

Date: 03/02/2018

Rooms: 5

Property Type: House (Res)

Land Size: 403 sqm approx

10 Cootamundra Rd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$555,000

Method: Private Sale

Date: 27/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 441 sqm approx

23 Fitzwilliam Dr DOREEN 3754 (VG)

Agent Comments



Price: \$530,000

Method: Sale

Date: 22/02/2018

Rooms: -

Property Type: House (New - Detached)

Land Size: 405 sqm approx