

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

19 Nancarrow Drive, Doreen Vic 3754

Indicative selling price

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

Range between

\$560,000

&

\$616,000

Median sale price

Median price

\$580,000

House

X

Unit

Suburb

Doreen

Period - From

01/07/2017

to

30/09/2017

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	42 Hehr St DOREEN 3754	\$614,999	28/09/2017
2	12 Garden Rd DOREEN 3754	\$602,000	12/12/2017
3	7 Sanctum Cirt DOREEN 3754	\$586,500	29/11/2017

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.



 4  2  2

Rooms: 7

Property Type: House (Res)

Land Size: 499 sqm approx

Agent Comments

Indicative Selling Price

\$560,000 - \$616,000

Median House Price

September quarter 2017: \$580,000

Comparable Properties



42 Hehr St DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$614,999

Method: Private Sale

Date: 28/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 508 sqm approx



12 Garden Rd DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$602,000

Method: Private Sale

Date: 12/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 442 sqm approx



7 Sanctum Cirt DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$586,500

Method: Private Sale

Date: 29/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 443 sqm approx