

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

69 Mollison Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$660,000

&

\$710,000

Median sale price

Median price \$599,975

Property Type House

Suburb Doreen

Period - From 01/04/2019

to

30/06/2019

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	143 Hazel Glen Dr DOREEN 3754	\$710,000	16/04/2019
2	36 Orient Dr DOREEN 3754	\$695,000	18/03/2019
3	5 Woorawa Dr DOREEN 3754	\$682,500	06/05/2019

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:

17/09/2019 14:07



 4  2  2

Property Type: House
Land Size: 560 sqm approx
Agent Comments

Indicative Selling Price
\$660,000 - \$710,000
Median House Price
June quarter 2019: \$599,975

Comparable Properties



143 Hazel Glen Dr DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$710,000
Method: Private Sale
Date: 16/04/2019
Property Type: House
Land Size: 640 sqm approx



36 Orient Dr DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$695,000
Method: Private Sale
Date: 18/03/2019
Rooms: 8
Property Type: House
Land Size: 613 sqm approx



5 Woorawa Dr DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$682,500
Method: Private Sale
Date: 06/05/2019
Property Type: House (Res)
Land Size: 448 sqm approx