Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	69 Mollison Drive, Doreen Vic 3754	41	
Including suburb and	, , , , , , , , , , , , , , , , , , , ,		
postcode			

Indicative selling price

Property offered for sale

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	Pro	perty Type H	louse	Su	uburb	Doreen
Period - From 01/04/2019	to	30/06/2019	So	urceRE	ΞIV	

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.

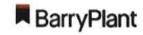
Ad	dress of comparable property	Price	Date of sale
1	143 Hazel Glen Dr DOREEN 3754	\$710,000	16/04/2019
2	36 Orient Dr DOREEN 3754	\$695,000	18/03/2019
3	5 Woorawa Dr DOREEN 3754	\$682,500	06/05/2019

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









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)

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



36 Orient Dr DOREEN 3754 (REI/VG)

4 - 2 **-**

Price: \$695,000 Method: Private Sale Date: 18/03/2019 Rooms: 8

Property Type: House **Land Size:** 613 sqm approx

Agent Comments



5 Woorawa Dr DOREEN 3754 (REI/VG)

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Price: \$682,500 Method: Private Sale Date: 06/05/2019

Property Type: House (Res) **Land Size:** 448 sqm approx

Agent Comments

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



