

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

2 Bateleur Crescent, Doreen Vic 3754

Indicative selling price

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

Range between \$480,000

&

\$520,000

Median sale price

Median price \$640,000

House

X

Unit

Suburb Doreen

Period - From 01/01/2018

to

31/03/2018

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	12 Sunlander Way DOREEN 3754	\$512,500	16/12/2017
2	29 Beltons Way DOREEN 3754	\$510,000	27/11/2017
3	9 Peterborough Dr DOREEN 3754	\$500,000	23/01/2018

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.~~



 3  2  1

Rooms:

Property Type: House (Res)

Land Size: 283 sqm approx

[Agent Comments](#)

Indicative Selling Price
\$480,000 - \$520,000
Median House Price
March quarter 2018: \$640,000

Comparable Properties



12 Sunlander Way DOREEN 3754 (REI/VG)

[Agent Comments](#)

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Price: \$512,500

Method: Auction Sale

Date: 16/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 320 sqm approx



29 Beltons Way DOREEN 3754 (REI/VG)

[Agent Comments](#)

 3  2  1

Price: \$510,000

Method: Private Sale

Date: 27/11/2017

Rooms: -

Property Type: House (Res)



9 Peterborough Dr DOREEN 3754 (REI/VG)

[Agent Comments](#)

 3  2  1

Price: \$500,000

Method: Sold Before Auction

Date: 23/01/2018

Rooms: 6

Property Type: House (Res)

Land Size: 312 sqm approx