

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

3 Jordan Court, Doreen Vic 3754

Indicative selling price

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

Single price \$679,950

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	5 Woorawa Dr DOREEN 3754	\$682,500	06/05/2019
2	52 Kiora Av DOREEN 3754	\$677,000	20/06/2019
3	63 Montville St DOREEN 3754	\$675,000	04/04/2019

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 14:00



 4
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  2

Property Type: House (Res)

Land Size: 576 sqm approx

Agent Comments

Indicative Selling Price

\$679,950

Median House Price

June quarter 2019: \$599,975

Comparable Properties



5 Woorawa Dr DOREEN 3754 (REI/VG)

Agent Comments

 4
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  2

Price: \$682,500

Method: Private Sale

Date: 06/05/2019

Property Type: House (Res)

Land Size: 448 sqm approx



52 Kiora Av DOREEN 3754 (REI)

Agent Comments

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  2

Price: \$677,000

Method: Private Sale

Date: 20/06/2019

Rooms: 5

Property Type: House

Land Size: 641 sqm approx



63 Montville St DOREEN 3754 (REI/VG)

Agent Comments

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  2
  2

Price: \$675,000

Method: Private Sale

Date: 04/04/2019

Rooms: 8

Property Type: House

Land Size: 559 sqm approx