

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

5 Russel Way, Doreen Vic 3754

Indicative selling price

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

Range between \$590,000

&

\$630,000

Median sale price

Median price \$620,000

Property Type House

Suburb Doreen

Period - From 01/04/2019

to 31/03/2020

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 | 6 Coulthard Cr DOREEN 3754 | \$620,000 | 04/03/2020 |
| 2 | 30 Woorawa Dr DOREEN 3754 | \$600,000 | 13/05/2020 |
| 3 | 10 Russel Way DOREEN 3754 | \$590,000 | 16/01/2020 |

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:

16/06/2020 13:30



 3  2  2

Property Type: House (Res)
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$630,000
Median House Price
Year ending March 2020: \$620,000

Comparable Properties



6 Coulthard Cr DOREEN 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$620,000
Method: Private Sale
Date: 04/03/2020
Rooms: 6
Property Type: House
Land Size: 400 sqm approx

30 Woorawa Dr DOREEN 3754 (REI)

Agent Comments

 3  2  2

Price: \$600,000
Method: Sold Before Auction
Date: 13/05/2020
Property Type: House (Res)
Land Size: 420 sqm approx



10 Russel Way DOREEN 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$590,000
Method: Private Sale
Date: 16/01/2020
Property Type: House (Res)
Land Size: 400 sqm approx