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	

Indicative selling price

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

Range between	\$680,000	&	\$748,000

Median sale price

Median price	\$641,000	Pro	perty Type	House		Suburb	Doreen
Period - From	01/01/2020	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

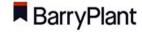
Add	dress of comparable property	Price	Date of sale
1	47 Hazel Glen Dr DOREEN 3754	\$745,000	18/12/2019
2	6 Barak Pde DOREEN 3754	\$716,774	19/03/2020
3	54 Cathedral Rise DOREEN 3754	\$687,500	27/05/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/05/2020 18:59





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Indicative Selling Price \$680,000 - \$748,000 **Median House Price** March quarter 2020: \$641,000





Comparable Properties



47 Hazel Glen Dr DOREEN 3754 (VG)



Price: \$745,000 Method: Sale Date: 18/12/2019

Property Type: House (Res) Land Size: 807 sqm approx

Agent Comments



6 Barak Pde DOREEN 3754 (REI/VG)





Price: \$716,774 Method: Private Sale Date: 19/03/2020

Property Type: House (Res) Land Size: 596 sqm approx

Agent Comments



54 Cathedral Rise DOREEN 3754 (REI)





Price: \$687.500 Method: Private Sale Date: 27/05/2020 Rooms: 11

Property Type: House (Res) Land Size: 604 sqm approx

Agent Comments

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