

# 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

46 Adoquin Street, Doreen Vic 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$429,000

&

\$471,900

### Median sale price

Median price \$605,075

Property Type House

Suburb Doreen

Period - From 01/07/2019

to 30/09/2019

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	9 Moonstone St DOREEN 3754	\$461,250	09/07/2019
2	148 Cookes Rd DOREEN 3754	\$435,000	03/07/2019
3	9 Flicker La DOREEN 3754	\$420,000	19/10/2019

**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:

20/11/2019 10:39



3 2 2

**Property Type:** House (Res)

**Land Size:** 336 sqm approx

Agent Comments

**Indicative Selling Price**

\$429,000 - \$471,900

**Median House Price**

September quarter 2019: \$605,075

## Comparable Properties



**9 Moonstone St DOREEN 3754 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$461,250

**Method:** Private Sale

**Date:** 09/07/2019

**Property Type:** House (Res)

**Land Size:** 242 sqm approx



**148 Cookes Rd DOREEN 3754 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$435,000

**Method:** Private Sale

**Date:** 03/07/2019

**Rooms:** 4

**Property Type:** House

**Land Size:** 282 sqm approx



**9 Flicker La DOREEN 3754 (REI)**

Agent Comments

3 2 2

**Price:** \$420,000

**Method:** Private Sale

**Date:** 19/10/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 320 sqm approx