

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

4 Berkshire Street, Doreen Vic 3754

Indicative selling price

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

Range between

\$530,000

&

\$580,000

Median sale price

Median price

\$542,500

House

X

Suburb

Doreen

Period - From

01/04/2017

to

30/06/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
17 Ballam Way DOREEN 3754	\$575,000	14/07/2017
5 Stature St DOREEN 3754	\$565,000	21/03/2017
10 Homebush Av MERENDA 3754	\$560,000	04/02/2017

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Rooms:
Property Type: Land
Land Size: 520 sqm approx
Agent Comments

Indicative Selling Price
\$530,000 - \$580,000
Median House Price
June quarter 2017: \$542,500

Comparable Properties



17 Ballam Way DOREEN 3754 (REI)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 14/07/2017
Rooms: 7
Property Type: House (Res)
Land Size: 502 sqm approx



5 Stature St DOREEN 3754 (REI)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 21/03/2017
Rooms: -
Property Type: House



10 Homebush Av MERNDA 3754 (REI/VG)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 04/02/2017
Rooms: 6
Property Type: House (Res)
Land Size: 565.80 sqm approx