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## 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

77 Sunstone Boulevard, 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 \$640,000

&

\$690,000

#### Median sale price

Median price \$542,500

House

X

Unit

Suburb Doreen

Period - From 01/04/2017

to

30/06/2017

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	8 Beacon PI DOREEN 3754	\$657,500	28/09/2017
2	15 Dilwynia Av DOREEN 3754	\$681,000	26/07/2017
3	45 Sunstone Blvd DOREEN 3754	\$685,199	14/08/2017

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.~~



4 2 2

**Rooms:**

**Property Type:** Land

**Land Size:** 452 sqm approx

**Agent Comments**

There's been no shortcuts taken when it comes to the quality, style and space showcased throughout the impressive interior and relaxing outdoors of this luxurious four bedroom, two bathroom Henley Home, set for lifestyle excellence in the Riverstone Estate.

**Indicative Selling Price**

\$640,000 - \$690,000

**Median House Price**

June quarter 2017: \$542,500

## Comparable Properties



**8 Beacon PI DOREEN 3754 (REI)**

4 2 2

**Price:** \$657,500

**Method:** Private Sale

**Date:** 28/09/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 613 sqm approx

**Agent Comments**

larger block, lower quality finishes.



**15 Dilwynia Av DOREEN 3754 (REI)**

4 2 2

**Price:** \$681,000

**Method:** Private Sale

**Date:** 26/07/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 643 sqm approx

**Agent Comments**

Larger block, lower quality finishes.



**45 Sunstone Blvd DOREEN 3754 (REI)**

4 2 2

**Price:** \$685,199

**Method:** Private Sale

**Date:** 14/08/2017

**Rooms:** 10

**Property Type:** House (Res)

**Land Size:** 507 sqm approx

**Agent Comments**

Same street, larger block, lower quality finishes.