

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

3 Newstead Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$480,000

&

\$520,000

Median sale price

Median price \$612,000

House

X

Unit

Suburb Doreen

Period - From 01/10/2017

to

31/12/2017

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	11 Besra Dr DOREEN 3754	\$515,000	13/11/2017
2	12 Sunlander Way DOREEN 3754	\$512,500	16/12/2017
3	7/101 Hazel Glen Dr DOREEN 3754	\$500,000	27/11/2017

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.



Rooms:

Property Type: Land

Land Size: 212 sqm approx

Agent Comments

Comparable Properties



11 Besra Dr DOREEN 3754 (REI/VG)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 13/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 250 sqm approx



12 Sunlander Way DOREEN 3754 (REI/VG)

Agent Comments



Price: \$512,500

Method: Auction Sale

Date: 16/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 320 sqm approx

7/101 Hazel Glen Dr DOREEN 3754 (VG)

Agent Comments



Price: \$500,000

Method: Sale

Date: 27/11/2017

Rooms: -

Property Type: Office (Strata/Subdivided Office)