

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

7 Westbourne Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$580,000

&

\$635,000

Median sale price

Median price \$580,000

House

X

Unit

Suburb Doreen

Period - From 01/07/2017

to

30/09/2017

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	21 Endurance St DOREEN 3754	\$620,718	15/09/2017
2	42 Hehr St DOREEN 3754	\$614,999	28/09/2017
3	1 Sassafras Av DOREEN 3754	\$595,650	11/10/2017

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

Agent Comments

Comparable Properties



21 Endurance St DOREEN 3754 (REI)

Agent Comments



Price: \$620,718

Method: Private Sale

Date: 15/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 512 sqm approx



42 Hehr St DOREEN 3754 (REI)

Agent Comments



Price: \$614,999

Method: Private Sale

Date: 28/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 508 sqm approx



1 Sassafra Av DOREEN 3754 (REI)

Agent Comments



Price: \$595,650

Method: Private Sale

Date: 11/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 522 sqm approx