

## 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	16 Garden Road, Doreen Vic 3754
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#### Indicative selling price

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

Range between	\$565,000	&	\$580,000
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#### Median sale price

Median price	\$645,000	House	X	Unit		Suburb	Doreen
Period - From	01/04/2018	to	30/06/2018	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	20 Breenview Pl DOREEN 3754	\$575,000	21/05/2018
2	103 Orchard Rd DOREEN 3754	\$570,000	15/06/2018
3	6 Piccadilly Ct DOREEN 3754	\$570,000	13/04/2018

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.~~

16 Garden Road, Doreen Vic 3754



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**Indicative Selling Price**

\$565,000 - \$580,000

**Median House Price**

June quarter 2018: \$645,000



**Rooms:**

**Property Type:** Land

**Land Size:** 442 sqm approx

**Agent Comments**

## Comparable Properties



**20 Breenview PI DOREEN 3754 (REI/VG)**

**Agent Comments**



**Price:** \$575,000

**Method:** Private Sale

**Date:** 21/05/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 417 sqm approx



**103 Orchard Rd DOREEN 3754 (REI/VG)**

**Agent Comments**



**Price:** \$570,000

**Method:** Private Sale

**Date:** 15/06/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 396 sqm approx



**6 Piccadilly Ct DOREEN 3754 (REI/VG)**

**Agent Comments**



**Price:** \$570,000

**Method:** Private Sale

**Date:** 13/04/2018

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 434 sqm approx