

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

1 Solitude Lane, Doreen Vic 3754

Indicative selling price

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

Range between \$450,000

&

\$490,000

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	159 Orchard Rd DOREEN 3754	\$477,000	30/01/2018
2	7 Solitude La DOREEN 3754	\$473,000	05/01/2018
3	37 Fitzwilliam Dr DOREEN 3754	\$465,000	06/10/2017

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.

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Indicative Selling Price

\$450,000 - \$490,000

Median House Price

December quarter 2017: \$612,000



Rooms:

Property Type: Land

Land Size: 389 sqm approx

Agent Comments

Comparable Properties

159 Orchard Rd DOREEN 3754 (REI)

Agent Comments



Price: \$477,000

Method: Sold Before Auction

Date: 30/01/2018

Rooms: -

Property Type: House



7 Solitude La DOREEN 3754 (REI)

Agent Comments



Price: \$473,000

Method: Private Sale

Date: 05/01/2018

Rooms: 4

Property Type: House

Land Size: 383 sqm approx



37 Fitzwilliam Dr DOREEN 3754 (REI/VG)

Agent Comments



Price: \$465,000

Method: Private Sale

Date: 06/10/2017

Rooms: 5

Property Type: House

Land Size: 350 sqm approx