

# 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 Wallaroo Way, 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

\$480,000

&

\$520,000

### Median sale price

Median price

\$599,975

Property Type

House

Suburb

Doreen

Period - From

01/04/2019

to

30/06/2019

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	5 Morton CI DOREEN 3754	\$515,000	26/07/2019
2	40 Horsley Cr DOREEN 3754	\$515,000	25/07/2019
3	42 Lexington Av DOREEN 3754	\$500,000	16/04/2019

**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.~~

This Statement of Information was prepared on:

17/09/2019 14:48



**Property Type:** Land

Agent Comments

## Comparable Properties



**5 Morton CI DOREEN 3754 (REI/VG)**

Agent Comments



**Price:** \$515,000

**Method:** Private Sale

**Date:** 26/07/2019

**Property Type:** House

**Land Size:** 448 sqm approx



**40 Horsley Cr DOREEN 3754 (REI)**

Agent Comments



**Price:** \$515,000

**Method:** Private Sale

**Date:** 25/07/2019

**Property Type:** House

**Land Size:** 416 sqm approx



**42 Lexington Av DOREEN 3754 (REI/VG)**

Agent Comments



**Price:** \$500,000

**Method:** Private Sale

**Date:** 16/04/2019

**Rooms:** 8

**Property Type:** House

**Land Size:** 384 sqm approx