

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Pr	ope	rtv	offer	ed for	sale
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Address Including suburb and postcode	9 One Tree Road, Doreen Vic 3754
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Indicative selling price

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

Range between	\$520,000	&	\$560,000
1			

Median sale price

Median price	\$572,500	Hou	ıse	Х	Unit		Suburb	Doreen
Period - From	01/01/2019	to	31/0	03/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	25 Verve Av DOREEN 3754	\$540,000	08/03/2019
2	3 Impulse Av DOREEN 3754	\$532,000	01/03/2019
3	7 Hammock Dr DOREEN 3754	\$530,000	15/02/2019

OR

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.





Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802







Rooms:

Property Type: House (Res) **Land Size:** 427 sqm approx

Agent Comments

Indicative Selling Price \$520,000 - \$560,000 Median House Price March quarter 2019: \$572,500

Comparable Properties

25 Verve Av DOREEN 3754 (VG)

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Price: \$540,000 **Method:** Sale **Date:** 08/03/2019

Rooms: -

Property Type: House (Res) Land Size: 375 sqm approx

Agent Comments



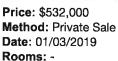
3 Impulse Av DOREEN 3754 (REI/VG)

3





Agent Comments



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Property Type: House (Res) **Land Size:** 448 sqm approx



7 Hammock Dr DOREEN 3754 (REI/VG)

3





Price: \$530,000 Method: Private Sale Date: 15/02/2019

Rooms: -

Property Type: House (Res) Land Size: 450 sqm approx

Agent Comments

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