

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

67 Laurimar Boulevard, Doreen Vic 3754

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$700,100 Property Type House Suburb Doreen

Period - From 01/04/2021 to 30/06/2021 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	6 Oaklands Vw DOREEN 3754	\$882,111	21/07/2021
2	10 Wailes Dr DOREEN 3754	\$845,000	26/05/2021
3	99 Flaxen Hills Rd DOREEN 3754	\$825,000	17/04/2021

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:

27/08/2021 15:17



Property Type: Land

Agent Comments

Comparable Properties



6 Oaklands Vw DOREEN 3754 (REI/VG)

Agent Comments



Price: \$882,111

Method: Sold Before Auction

Date: 21/07/2021

Property Type: House (Res)

Land Size: 560 sqm approx

10 Wailes Dr DOREEN 3754 (VG)

Agent Comments



Price: \$845,000

Method: Sale

Date: 26/05/2021

Property Type: House (Res)

Land Size: 604 sqm approx



99 Flaxen Hills Rd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$825,000

Method: Auction Sale

Date: 17/04/2021

Rooms: 7

Property Type: House (Res)

Land Size: 502 sqm approx