

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address	31 Sanctum Circuit, Doreen Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

hange between \$500,000	Range between	\$500,000	&	\$550,000
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Median sale price

Median price	\$630,000	Hou	ıse X	Unit		Suburb	Doreen
Period - From	01/07/2018	to	30/09/2018		Source	REIV	

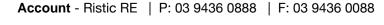
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	19 Shoal Cirt DOREEN 3754	\$530,000	14/11/2018
2	37 Sanctum Cirt DOREEN 3754	\$522,500	14/09/2018
3	126 Eminence Blvd DOREEN 3754	\$510,000	17/09/2018

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.







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Property Type: House (Previously

Occupied - Detached)

Agent Comments

Indicative Selling Price \$500,000 - \$550,000 **Median House Price** September quarter 2018: \$630,000

It's very competitively priced to sell in the current market and if you are an investor the estimated rental return calculated for this property is currently \$1,480 per calendar month. For more info, call or email and we look forward to seeing you at the next open home!

Comparable Properties



19 Shoal Cirt DOREEN 3754 (REI)





Price: \$530,000 Method: Private Sale Date: 14/11/2018

Rooms: 8

Property Type: House Land Size: 344 sqm approx **Agent Comments**

37 Sanctum Cirt DOREEN 3754 (REI/VG)

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Price: \$522.500 Method: Private Sale Date: 14/09/2018

Rooms: -

Property Type: House (Res) Land Size: 403 sqm approx

Agent Comments

126 Eminence Blvd DOREEN 3754 (REI/VG)





Price: \$510,000 Method: Private Sale Date: 17/09/2018

Rooms: 8

Property Type: House Land Size: 379 sqm approx **Agent Comments**

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088





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