

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

31 Sanctum Circuit, Doreen Vic 3754

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$630,000

House

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.

	Address 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.



 4
  2
  2

Rooms:

Property Type: House (Previously Occupied - Detached)

Agent Comments

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!

Indicative Selling Price

\$500,000 - \$550,000

Median House Price

September quarter 2018: \$630,000

Comparable Properties

**19 Shoal Cirt DOREEN 3754 (REI)****Agent Comments**

 4
  2
  1

Price: \$530,000

Method: Private Sale

Date: 14/11/2018

Rooms: 8

Property Type: House

Land Size: 344 sqm approx

37 Sanctum Cirt DOREEN 3754 (REI/VG)**Agent Comments**

 4
  2
  2

Price: \$522,500

Method: Private Sale

Date: 14/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 403 sqm approx

**126 Eminence Blvd DOREEN 3754 (REI/VG)****Agent Comments**

 4
  2
  2

Price: \$510,000

Method: Private Sale

Date: 17/09/2018

Rooms: 8

Property Type: House

Land Size: 379 sqm approx