

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

13 Coolibah Street, Doreen Vic 3754

Indicative selling price

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

Range between \$580,000

&

\$630,000

Median sale price

Median price \$645,000

House

X

Unit

Suburb Doreen

Period - From 01/04/2018

to

30/06/2018

Source REIV

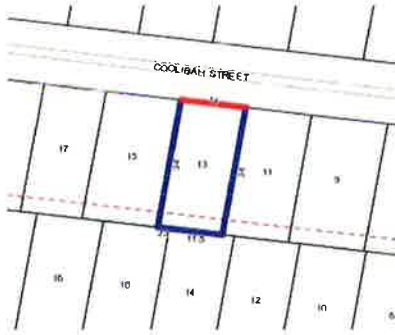
Comparable property sales (*Delete A or B below as applicable)

- 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	17 Pomegranate Gr MERNDA 3754	\$626,000	26/04/2018
2	36 Towerhill Av DOREEN 3754	\$620,000	27/02/2018
3	9 Morton CI DOREEN 3754	\$601,000	14/07/2018

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.



 3  2  2

Rooms:
Property Type: Land
Land Size: 476 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$630,000
Median House Price
June quarter 2018: \$645,000

Comparable Properties



17 Pomegranate Gr MERENDA 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$626,000
Method: Sold Before Auction
Date: 26/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 412 sqm approx



36 Towerhill Av DOREEN 3754 (REI)

Agent Comments

 3  2  2

Price: \$620,000
Method: Private Sale
Date: 27/02/2018
Rooms: -
Property Type: House
Land Size: 501 sqm approx



9 Morton Ct DOREEN 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$601,000
Method: Private Sale
Date: 14/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 447 sqm approx