

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

10 Bower Way, 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 \$587,000 House X Unit Suburb Doreen

Period - From 01/01/2017 to 31/12/2017 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	3 Ewan Ross Ct DOREEN 3754	\$537,000	16/10/2017
2	96 Laurimar Blvd DOREEN 3754	\$525,000	01/12/2017
3	4 Isidore Dr DOREEN 3754	\$510,000	18/09/2017

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.



Rooms:
Property Type: Land
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median House Price
Year ending December 2017: \$587,000

Comparable Properties



3 Ewan Ross Ct DOREEN 3754 (REI/VG)

Agent Comments



Price: \$537,000
Method: Private Sale
Date: 16/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 345 sqm approx



96 Laurimar Blvd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$525,000
Method: Private Sale
Date: 01/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 400 sqm approx

4 Isidore Dr DOREEN 3754 (VG)

Agent Comments



Price: \$510,000
Method: Sale
Date: 18/09/2017
Rooms: -
Property Type: House (New - Detached)
Land Size: 388 sqm approx