

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 | 59 Eliot Avenue, Doreen Vic 3754 |
|----------------------|----------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$630,000 | & | \$680,000 |
|---------------|-----------|---|-----------|
| - | | | |

Median sale price

| Median price | \$645,000 | Hou | ise X | | Unit | | Subur | Doreen |
|---------------|------------|-----|-----------|---|------|--------|-------|--------|
| Period - From | 01/04/2018 | to | 30/06/201 | 3 | | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|------------------------------|-----------|--------------|
| 1 | 38 Merredin Cirt DOREEN 3754 | \$675,000 | 21/03/2018 |
| 2 | 7 Bear Cr DOREEN 3754 | \$661,255 | 30/07/2018 |
| 3 | 84 Eliot Av DOREEN 3754 | \$661,000 | 18/04/2018 |

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.





Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802











Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 577 sqm approx

Agent Comments

Indicative Selling Price \$630,000 - \$680,000 **Median House Price** June quarter 2018: \$645,000

Comparable Properties



38 Merredin Cirt DOREEN 3754 (REI/VG)





Price: \$675,000 Method: Private Sale Date: 21/03/2018

Rooms: 8

Property Type: House Land Size: 581 sqm approx **Agent Comments**



7 Bear Cr DOREEN 3754 (REI)





Agent Comments

Price: \$661,255 Method: Private Sale Date: 30/07/2018

Rooms: -

Property Type: House (Res) Land Size: 448 sqm approx



84 Eliot Av DOREEN 3754 (REI/VG)





Price: \$661,000 Method: Private Sale Date: 18/04/2018

Rooms: 7

Property Type: House (Res) Land Size: 624 sqm approx **Agent Comments**

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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