

## 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

8 Lexington Avenue, Doreen Vic 3754

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$530,000

&

\$560,000

#### Median sale price

Median price

\$630,000

House

X

Unit

Suburb

Doreen

Period - From

01/07/2018

to

30/09/2018

Source

REIV

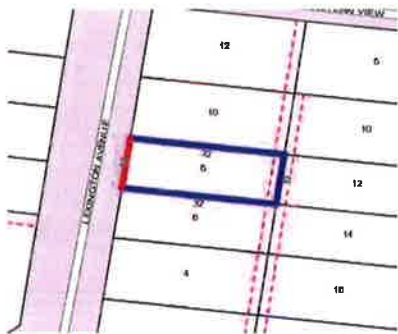
#### Comparable property sales (\*Delete A or B below as applicable)

- 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	10 Holding Way DOREEN 3754	\$556,000	08/06/2018
2	45 Coulthard Cr DOREEN 3754	\$555,000	29/10/2018
3	5 Clancy Way DOREEN 3754	\$550,000	19/05/2018

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:** Residential House

**Land Size:** 416 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$530,000 - \$560,000

**Median House Price**

September quarter 2018: \$630,000

## Comparable Properties



**10 Holding Way DOREEN 3754 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$556,000

**Method:** Private Sale

**Date:** 08/06/2018

**Rooms:** 7

**Property Type:** House

**Land Size:** 404 sqm approx



**45 Coulthard Cr DOREEN 3754 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$555,000

**Method:** Private Sale

**Date:** 29/10/2018

**Rooms:** 9

**Property Type:** House

**Land Size:** 400 sqm approx



**5 Clancy Way DOREEN 3754 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$550,000

**Method:** Auction Sale

**Date:** 19/05/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 350 sqm approx