## 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 7 Killarney Street, Doreen Vic 3754		
Indicative selling price		
For the meaning of this price see consumer.vic.gov.au/underquoting		
Range between \$470,000 & \$510,000		
Median sale price		
Median price \$641,000 Property Type House Subt	urb Doreen	
Period - From 01/01/2020 to 31/03/2020 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 25 Patience Av DOREEN 3754	\$490,000	17/03/2020
2 22 Almorah St DOREEN 3754	\$480,000	06/03/2020
3		
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.		
This Statement of Information was prepared on: 10/06/2020 15:		20 15:11

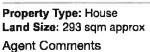


10/06/2020 15:11









Indicative Selling Price \$470,000 - \$510,000 Median House Price March quarter 2020: \$641,000

## Comparable Properties

25 Patience Av DOREEN 3754 (VG)

3

**—** 



**Agent Comments** 

Price: \$490,000 Method: Sale Date: 17/03/2020

Property Type: House (Res) Land Size: 285 sqm approx

22 Almorah St DOREEN 3754 (VG)

)===|3 **==** 

Price: \$480,000 Method: Sale Date: 06/03/2020

Property Type: House (Res) Land Size: 312 sqm approx Agent Comments

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



