

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 4 Tara Valley Crescent, Doreen Vic 3754

Indicative selling price

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

Range between \$720,000

&

\$792,000

Median sale price

Median price \$580,000

House

X

Unit

Suburb Doreen

Period - From 01/07/2017

to

30/09/2017

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	6 Clarendon Views DOREEN 3754	\$760,000	08/08/2017
2	45 Flaxen Hills Rd DOREEN 3754	\$745,000	21/09/2017
3	13 Collingrove Cr DOREEN 3754	\$745,000	10/07/2017

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.



 4  2  2

Rooms:

Property Type: House (Res)

Land Size: 778 sqm approx

Agent Comments

Indicative Selling Price

\$720,000 - \$792,000

Median House Price

September quarter 2017: \$580,000

Comparable Properties



6 Clarendon Vews DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$760,000

Method: Private Sale

Date: 08/08/2017

Rooms: -

Property Type: House

Land Size: 710 sqm approx



45 Flaxen Hills Rd DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$745,000

Method: Private Sale

Date: 21/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 763 sqm approx



13 Collingrove Cr DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$745,000

Method: Private Sale

Date: 10/07/2017

Rooms: 8

Property Type: House (Res)

Land Size: 654 sqm approx