

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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.

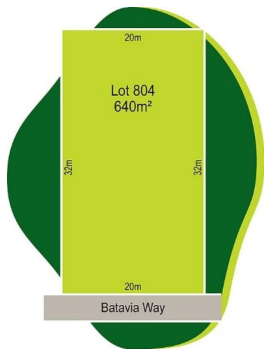
	Address of comparable property	Price	Date of sale
1	5 Inlander Way DOREEN 3754	\$707,500	18/09/2017
2	15 Dilwynia Av DOREEN 3754	\$681,000	26/07/2017
3	26 Russel Way DOREEN 3754	\$650,000	02/09/2017

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.

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Indicative Selling Price
\$650,000 - \$710,000
Median House Price
June quarter 2017: \$542,500



Rooms: 10
Property Type: Land
Land Size: 640 sqm approx
Agent Comments

Comparable Properties



5 Inlander Way DOREEN 3754 (REI)

Agent Comments



Price: \$707,500
Method: Private Sale
Date: 18/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 641 sqm approx



15 Dilwynia Av DOREEN 3754 (REI)

Agent Comments



Price: \$681,000
Method: Private Sale
Date: 26/07/2017
Rooms: -
Property Type: House
Land Size: 643 sqm approx



26 Russel Way DOREEN 3754 (REI)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 02/09/2017
Rooms: 9
Property Type: House
Land Size: 612 sqm approx