

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	25 Elation Blvd DOREEN 3754	\$695,000	14/03/2018
2	40 Preserve Cirt DOREEN 3754	\$680,000	23/05/2018
3	21 Fortress Rd DOREEN 3754	\$675,000	20/07/2018

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: Land
Land Size: 450 sqm approx
Agent Comments

Indicative Selling Price
\$660,000 - \$695,000
Median House Price
June quarter 2018: \$645,000

Comparable Properties



25 Elation Blvd DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$695,000
Method: Private Sale
Date: 14/03/2018
Rooms: 6
Property Type: House (Res)
Land Size: 524 sqm approx



40 Preserve Cirt DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$680,000
Method: Sold Before Auction
Date: 23/05/2018
Rooms: 9
Property Type: House (Res)
Land Size: 512 sqm approx



21 Fortress Rd DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$675,000
Method: Private Sale
Date: 20/07/2018
Rooms: 5
Property Type: House