

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

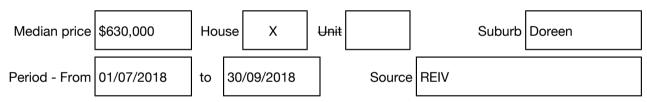
ess 5 Breakwater Drive, Doreen Vic 3754 and ode

Indicative selling price

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

Range between \$590,000	&	\$630,000
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Median sale price



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.

Add	dress of comparable property	Price	Date of sale
1	7 Fossilstone Av DOREEN 3754	\$635,000	17/10/2018
2	31 Kiora Av DOREEN 3754	\$630,000	09/11/2018
3	27 Embankment Rd DOREEN 3754	\$620,000	12/10/2018

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.

Account - Kate Donaldson Real Estate | P: 03 9438 4888

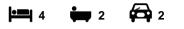
propertydata

Generated: 12/11/2018 17:00

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: 9 Property Type: House Agent Comments Kate Donaldson 03 9438 4888 0417349719 kate@katedonaldsonrealestate.com.au

> Indicative Selling Price \$590,000 - \$630,000 Median House Price September quarter 2018: \$630,000

Comparable Properties

7 Fossilstone Av DOREEN 3754 (REI) 4 2 2 2 Price: \$635,000 Method: Private Sale Date: 17/10/2018 Rooms: 9 Property Type: House Land Size: 450 sqm approx	Agent Comments
31 Kiora Av DOREEN 3754 (REI) 4 2 2 2 Price: \$630,000 Method: Private Sale Date: 09/11/2018 Rooms: 10 Property Type: House Land Size: 505 sqm approx	Agent Comments
27 Embankment Rd DOREEN 3754 (REI) 4 2 2 2 Price: \$620,000 Method: Expression of Interest Date: 12/10/2018 Rooms: 8 Property Type: House	Agent Comments

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