

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	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.



Rooms: 9
Property Type: House
Agent Comments

Indicative Selling Price

\$590,000 - \$630,000

Median House Price

September quarter 2018: \$630,000

Comparable Properties



7 Fossilstone Av DOREEN 3754 (REI)

Agent Comments



Price: \$635,000
Method: Private Sale
Date: 17/10/2018
Rooms: 9
Property Type: House
Land Size: 450 sqm approx



31 Kiora Av DOREEN 3754 (REI)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 09/11/2018
Rooms: 10
Property Type: House
Land Size: 505 sqm approx



27 Embankment Rd DOREEN 3754 (REI)

Agent Comments



Price: \$620,000
Method: Expression of Interest
Date: 12/10/2018
Rooms: 8
Property Type: House