

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

19 Peak Crescent, Doreen Vic 3754

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$595,000 Property Type House Suburb Doreen

Period - From 01/10/2018 to 30/09/2019 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	7 Coolgardie Way DOREEN 3754	\$660,000	19/11/2019
2	31 Elation Blvd DOREEN 3754	\$660,000	30/07/2019
3	41 Kiora Av DOREEN 3754	\$630,000	18/11/2019

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.~~

This Statement of Information was prepared on:

03/12/2019 12:22



Property Type: Land

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median House Price

Year ending September 2019: \$595,000

Comparable Properties



7 Coolgardie Way DOREEN 3754 (REI)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 19/11/2019

Rooms: 5

Property Type: House

Land Size: 512 sqm approx



31 Elation Blvd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 30/07/2019

Rooms: 5

Property Type: House

Land Size: 540 sqm approx



41 Kiora Av DOREEN 3754 (REI)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 18/11/2019

Rooms: 9

Property Type: House

Land Size: 584 sqm approx