

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

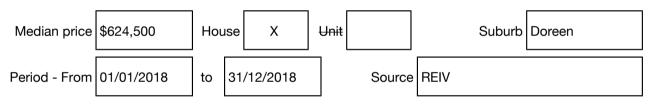
ss 47 Preserve Circuit, Doreen Vic 3754 nd de

Indicative selling price

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

Range between	\$580,000	&	\$638,000
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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.

Address of comparable property		Price	Date of sale
1	10 Aspect Dr DOREEN 3754	\$625,000	05/02/2019
2	150 Elation Blvd DOREEN 3754	\$612,500	30/03/2019
3	9 Agility Ct DOREEN 3754	\$599,000	25/02/2019

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.

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

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

Indicative Selling Price \$580,000 - \$638,000 Median House Price Year ending December 2018: \$624,500

Comparable Properties

10 Aspect Dr DOREEN 3754 (REI) 1 4 2 2 2 Price: \$625,000 Method: Private Sale Date: 05/02/2019 Rooms: - Property Type: House Land Size: 459 sqm approx	Agent Comments
150 Elation Blvd DOREEN 3754 (REI) 3 2 2 2 Price: \$612,500 Method: Private Sale Date: 30/03/2019 Rooms: - Property Type: House Land Size: 448 sqm approx	Agent Comments
9 Agility Ct DOREEN 3754 (REI) 3 2 2 2 Price: \$599,000 Method: Private Sale Date: 25/02/2019 Rooms: 7 Property Type: House Land Size: 489 sqm approx	Agent Comments

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