

## 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

47 Preserve Circuit, Doreen Vic 3754

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$580,000

&

\$638,000

#### Median sale price

Median price

\$624,500

House

X

Unit

Suburb

Doreen

Period - From

01/01/2018

to

31/12/2018

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	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.



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**Indicative Selling Price**

\$580,000 - \$638,000

**Median House Price**

Year ending December 2018: \$624,500



**Rooms:**  
**Property Type:**  
**Agent Comments**

## Comparable Properties



**10 Aspect Dr DOREEN 3754 (REI)**

**Agent Comments**



**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 05/02/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 459 sqm approx



**150 Elation Blvd DOREEN 3754 (REI)**

**Agent Comments**



**Price:** \$612,500  
**Method:** Private Sale  
**Date:** 30/03/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 448 sqm approx



**9 Agility Ct DOREEN 3754 (REI)**

**Agent Comments**



**Price:** \$599,000  
**Method:** Private Sale  
**Date:** 25/02/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 489 sqm approx