



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
3 Smithson Road,
DOREEN 3754

Indicative selling price

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

Single price \$329,950

Median sale price

Median **Vacant Land** for **DOREEN** for period **Apr 2019 - Jun 2018**

Sourced from **Pricefinder**.

\$328,500

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

21 Subzero Drive,
Doreen 3754

Price **\$327,000** Sold 27 May
2019

19 Subzero Drive,
Doreen 3754

Price **\$320,000** Sold 27 May
2019

45 Freehold Street,
Doreen 3754

Price **\$315,000** Sold 14
August 2019

This Statement of Information was prepared on 17th Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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