

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

1 ewan ross Court, Doreen Vic 3754

Indicative selling price

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

Range between

\$690,000

&

\$759,000

Median sale price

Median price \$645,000

House

X

Unit

Suburb Doreen

Period - From 01/04/2018

to 30/06/2018

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	9 Sinnott St DOREEN 3754	\$770,000	21/07/2018
2	17 Furlong Dr DOREEN 3754	\$770,000	18/09/2018
3	11 Code Cr DOREEN 3754	\$718,000	17/08/2018

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: 8
Property Type: House
Land Size: 392 sqm approx

Agent Comments

This stunning home is located in a quiet court location with rear access to park lands. With four generous size bedrooms, three separate living areas with a great outdoor entertaining deck including a pool and spa. The kitchen is equipped with stone bench tops and quality stainless steel appliances

Indicative Selling Price
\$690,000 - \$759,000
Median House Price
June quarter 2018: \$645,000

Comparable Properties



9 Sinnott St DOREEN 3754 (REI)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 21/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 612 sqm approx



17 Furlong Dr DOREEN 3754 (REI)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 18/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 689 sqm approx



11 Code Cr DOREEN 3754 (REI)

Agent Comments



Price: \$718,000
Method: Private Sale
Date: 17/08/2018
Rooms: 8
Property Type: House
Land Size: 658 sqm approx