

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

27 Cootamundra Road Doreen VIC 3754

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price

or range  
between

\$575,000

&

\$632,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,250

\*House

X

\*Unit

Suburb

Doreen

Period-from

01 Oct 2017

to

30 Sep 2018

Source

Corelogic

### 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

4 Kiora Avenue Doreen VIC 3754	\$605,000	15-May-18
29 Senecio Drive Doreen VIC 3754	\$638,500	15-Aug-18
5 Charbray Street Doreen VIC 3754	\$655,000	31-Aug-18

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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**4 Kiara Avenue Doreen VIC 3754**

Sold Price

**\$605,000**

Sold Date

**15-May-18** 3  2  2

Distance

**1.65km****29 Senecio Drive Doreen VIC 3754**

Sold Price

**\$638,500**

Sold Date

**15-Aug-18** 3  2  2

Distance

**1.75km****5 Charbray Street Doreen VIC 3754**

Sold Price

**\$655,000**

Sold Date

**31-Aug-18** 3  2  2

Distance

**1.78km**

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