

# 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

9 Sunlander Way, 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 \$550,000 & \$590,000

### Median sale price

Median price \$600,500 Property Type House Suburb Doreen

Period - From 01/07/2018 to 30/06/2019 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	49 Woorawa Dr DOREEN 3754	\$585,000	12/08/2019
2	24 Carome Way DOREEN 3754	\$570,000	29/06/2019
3	13 Woorawa Dr DOREEN 3754	\$565,000	23/06/2019

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.~~

This Statement of Information was prepared on:

03/10/2019 14:03



**Property Type:** House (Previously Occupied - Detached)

Agent Comments

**Indicative Selling Price**  
\$550,000 - \$590,000  
**Median House Price**  
Year ending June 2019: \$600,500

## Comparable Properties

49 Woorawa Dr DOREEN 3754 (REI/VG)

Agent Comments



**Price:** \$585,000

**Method:** Sold Before Auction

**Date:** 12/08/2019

**Property Type:** House (Res)

**Land Size:** 413 sqm approx



24 Carome Way DOREEN 3754 (REI/VG)

Agent Comments



**Price:** \$570,000

**Method:** Private Sale

**Date:** 29/06/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 444 sqm approx

13 Woorawa Dr DOREEN 3754 (VG)

Agent Comments



**Price:** \$565,000

**Method:** Sale

**Date:** 23/06/2019

**Property Type:** House (Res)

**Land Size:** 400 sqm approx