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	9 Sunlander Way, Doreen Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

Range between \$550,000 & \$590,000	Range between	\$550,000	&	\$590,000
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Median sale price

Median price	\$600,500	Pro	perty 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

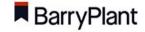
2	24 Carome Way DOREEN 3754	\$570,000	29/06/2019
3	13 Woorawa Dr DOREEN 3754	\$565,000	23/06/2019

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
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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)

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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)





Price: \$570,000 Method: Private Sale Date: 29/06/2019 Rooms: 6

Property Type: House Land Size: 444 sqm approx Agent Comments

13 Woorawa Dr DOREEN 3754 (VG)

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Price: \$565,000 Method: Sale Date: 23/06/2019

Property Type: House (Res) Land Size: 400 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802



