

Statement of Information

Single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

1/5A Mulwala Drive, 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 \$ 480,000.00 or range between &

Median sale price

(*Delete house or unit as applicable)

Median price \$ 612,000 *House *unit Suburb or locality Doreen
Period - From 01/10/2017 to 31/012/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
8/2A Raimo Place, Doreen	\$ 405,000	15-Nov-2017
26 Valencia Boulevard, Doreen	\$ 415,000	14-Nov-2017
163 Orchard Road, Doreen	\$ 472,000	20-Sep-2017

OR

B* **Either** 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*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)

