

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

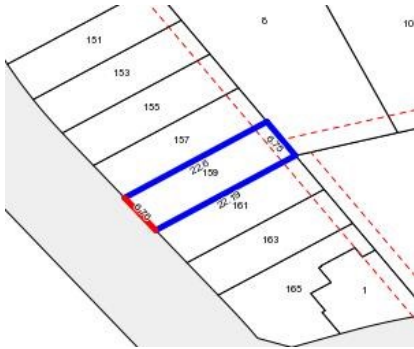
Comparable property sales (*Delete A or B below as applicable)

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	163 Orchard Rd DOREEN 3754	\$472,000	20/09/2017
2	6 Shoal Cirt DOREEN 3754	\$470,000	14/07/2017
3	61 Fortress Rd DOREEN 3754	\$465,000	07/08/2017

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:
Property Type: Land
Land Size: 151 sqm approx
Agent Comments

Indicative Selling Price
\$440,000 - \$484,000
Median House Price
September quarter 2017: \$580,000

Comparable Properties



163 Orchard Rd DOREEN 3754 (REI)

Agent Comments



Price: \$472,000
Method: Private Sale
Date: 20/09/2017
Rooms: 6
Property Type: House (Res)



6 Shoal Cirt DOREEN 3754 (REI/VG)

Agent Comments



Price: \$470,000
Method: Sold Before Auction
Date: 14/07/2017
Rooms: 4
Property Type: House (Res)
Land Size: 336 sqm approx



61 Fortress Rd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$465,000
Method: Private Sale
Date: 07/08/2017
Rooms: 5
Property Type: House (Res)
Land Size: 312 sqm approx