

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

40 Ramblers Way, Doreen Vic 3754

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$680,000 Property Type House Suburb Doreen

Period - From 01/07/2020 to 30/06/2021 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	10 Bower Way DOREEN 3754	\$622,000	20/09/2021
2	40 Bluejay Rd DOREEN 3754	\$605,000	07/09/2021
3	141 Flaxen Hills Rd DOREEN 3754	\$595,000	04/08/2021

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:

29/09/2021 17:22



3 2 2

Property Type:
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median House Price
Year ending June 2021: \$680,000

Comparable Properties



10 Bower Way DOREEN 3754 (REI)

Agent Comments

3 2 1

Price: \$622,000
Method: Sold Before Auction
Date: 20/09/2021
Property Type: House (Res)
Land Size: 343 sqm approx



40 Bluejay Rd DOREEN 3754 (REI)

Agent Comments

3 2 1

Price: \$605,000
Method: Private Sale
Date: 07/09/2021
Property Type: House
Land Size: 336 sqm approx



141 Flaxen Hills Rd DOREEN 3754 (REI)

Agent Comments

3 2 1

Price: \$595,000
Method: Private Sale
Date: 04/08/2021
Rooms: 6
Property Type: House (Res)
Land Size: 306 sqm approx

Account - Love & Co