

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

12 Mac Knight Wynd, Doreen Vic 3754

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$615,000

House

X

Unit

Suburb Doreen

Period - From 01/04/2018

to

31/03/2019

Source REIV

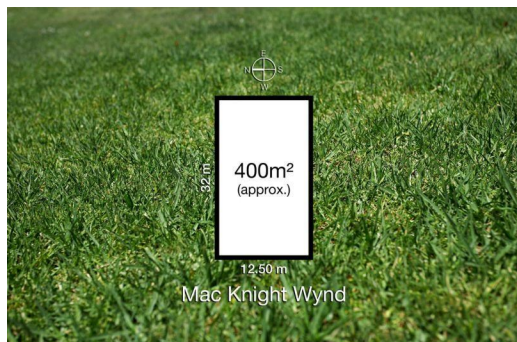
Comparable property sales (*Delete A or B below as applicable)

- 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	6 Boggabri Cr DOREEN 3754	\$570,000	28/02/2019
2	22 Marley Blvd DOREEN 3754	\$549,950	23/06/2019
3	52 Mollison Dr DOREEN 3754	\$548,000	02/04/2019

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.



Rooms:
Property Type: Land (Res)
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
 \$500,000 - \$550,000
Median House Price
 Year ending March 2019: \$615,000

Comparable Properties



6 Boggabri Cr DOREEN 3754 (REI)

Agent Comments



Price: \$570,000
Method: Private Sale
Date: 28/02/2019
Rooms: 5
Property Type: House
Land Size: 388 sqm approx



22 Marley Blvd DOREEN 3754 (REI)

Agent Comments



Price: \$549,950
Method: Private Sale
Date: 23/06/2019
Rooms: -
Property Type: House (Res)



52 Mollison Dr DOREEN 3754 (REI)

Agent Comments



Price: \$548,000
Method: Private Sale
Date: 02/04/2019
Rooms: -
Property Type: House (Res)