

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

20 Morinda Way, Doreen Vic 3754

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$683,000 Property Type House Suburb Doreen

Period - From 01/10/2020 to 31/12/2020 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	44 Mabel St DOREEN 3754	\$630,000	28/02/2021
2	26 Mollison Dr DOREEN 3754	\$612,000	25/09/2020
3	36 Lexington Av DOREEN 3754	\$580,000	19/09/2020

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:

15/03/2021 13:10



Property Type:
Agent Comments

Indicative Selling Price
\$580,000 - \$630,000
Median House Price
December quarter 2020: \$683,000

Comparable Properties

44 Mabel St DOREEN 3754 (REI)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 28/02/2021
Property Type: House
Land Size: 400 sqm approx



26 Mollison Dr DOREEN 3754 (REI)

Agent Comments



Price: \$612,000
Method: Private Sale
Date: 25/09/2020
Rooms: 6
Property Type: House (Res)
Land Size: 400 sqm approx



36 Lexington Av DOREEN 3754 (REI)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 19/09/2020
Property Type: House (Res)
Land Size: 403 sqm approx