

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

15 Gyrfalcon Way, Doreen Vic 3754

Indicative selling price

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

Range between \$570,000

&

\$610,000

Median sale price

Median price \$600,000

House

X

Unit

Suburb Doreen

Period - From 01/04/2017

to

31/03/2018

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	32 Breakwater Dr DOREEN 3754	\$620,000	24/04/2018
2	5 Getaway Dr DOREEN 3754	\$610,000	13/04/2018
3	33 Escape Dr DOREEN 3754	\$596,000	10/04/2018

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.



4 2 2

Rooms:

Property Type: House (Res)

Land Size: 480 sqm approx

Agent Comments

Indicative Selling Price

\$570,000 - \$610,000

Median House Price

Year ending March 2018: \$600,000

Comparable Properties

32 Breakwater Dr DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$620,000

Method: Sold Before Auction

Date: 24/04/2018

Rooms: -

Property Type: House

Land Size: 450 sqm approx



5 Getaway Dr DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$610,000

Method: Private Sale

Date: 13/04/2018

Rooms: 7

Property Type: House (Res)

Land Size: 440 sqm approx



33 Escape Dr DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$596,000

Method: Private Sale

Date: 10/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 419 sqm approx