

## 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: 13 Sassafra Avenue, Doreen Vic 3754

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$528,000

#### Median sale price

Median price: \$640,000 House  Unit  Suburb: Doreen  
 Period - From: 01/01/2018 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	15 Vantage Point Blvd DOREEN 3754	\$564,000	27/04/2018
2	12 Hamlin St DOREEN 3754	\$545,000	18/06/2018
3	116 Eminence Blvd DOREEN 3754	\$491,000	18/06/2018

**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.



Rooms:  
Property Type:  
Agent Comments

Indicative Selling Price  
\$480,000 - \$528,000  
Median House Price  
March quarter 2018: \$640,000

## Comparable Properties



15 Vantage Point Blvd DOREEN 3754 (REI)

Agent Comments



Price: \$564,000  
Method: Private Sale  
Date: 27/04/2018  
Rooms: 5  
Property Type: House



12 Hamlin St DOREEN 3754 (REI)

Agent Comments



Price: \$545,000  
Method: Private Sale  
Date: 18/06/2018  
Rooms: 9  
Property Type: House  
Land Size: 375 sqm approx



116 Eminence Blvd DOREEN 3754 (REI)

Agent Comments



Price: \$491,000  
Method: Private Sale  
Date: 18/06/2018  
Rooms: 7  
Property Type: House  
Land Size: 342 sqm approx