

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 1 Peak Crescent, Doreen VIC 3754

Indicative selling price

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

Single price \$ or range between \$680,000 & \$720,000

Median sale price

Median price \$665,000 Property type 4BR House Suburb Doreen

Period - From 01/11/2019 to 02/11/2020 Source REA

Comparable property sales

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 18 Vantage Point Boulevard, Doreen 3754 671 m2	\$ 690,000	17/11/2020
2 16 Abbotswood Road, Doreen 3754 545 m2	\$ 700,000	20/01/2020
3 27 Breenview Place, Doreen 3754 682 m2	\$ 720,000	16/01/2020

This Statement of Information was prepared on: 20/11/2020