

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 55 Montville Street, Doreen VIC 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquotingSingle price \$ or range between \$650,000 & \$690,000

Median sale price

Median price \$625,000 Property type 4BR House Suburb Doreen

Period - From 1/12/2018 to 19/12/2019 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 16 Vantage Point Boulevard, Doreen 3754 672 m2 | \$ 675,000 | 23/12/2019 |
| 2 24 Woodridge Crescent, Doreen 3754 599 m2 | \$ 776,000 | 26/10/2019 |
| 3 24 Coliban Drive, Mernda 3754 682 m2 | \$ 681,000 | 31/08/2019 |

This Statement of Information was prepared on: 10/01/2020