



Jon Michael
0438 988 096

jmichael@morrisonkleeman.com.au

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

8 Coolibah Street, Doreen Vic 3754

Indicative selling price

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

Range between \$470,000

&

\$510,000

Median sale price

Median price \$542,500

House

X

Unit

Suburb Doreen

Period - From 01/04/2017

to

30/06/2017

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	17 Elation Blvd DOREEN 3754	\$495,000	13/04/2017
2	47 Resort Blvd DOREEN 3754	\$495,000	29/04/2017
3	12 Treehaven Way DOREEN 3754	\$500,000	04/05/2017

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: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$470,000 - \$510,000

Median House Price

June quarter 2017: \$542,500

Comparable Properties



17 Elation Blvd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 13/04/2017

Rooms: 5

Property Type: House (Res)

Land Size: 496 sqm approx



47 Resort Blvd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 29/04/2017

Rooms: 7

Property Type: House (Res)

Land Size: 479 sqm approx



12 Treehaven Way DOREEN 3754 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 04/05/2017

Rooms: -

Property Type: House

Land Size: 510 sqm approx