





Rooms: Property Type: Land (Res) Land Size: 600 sqm approx Agent Comments Kate Donaldson 03 9438 4888 0417349719 kate@katedonaldsonrealestate.com.au

> Indicative Selling Price \$660,000 - \$726,000 Median House Price March quarter 2017: \$572,500

## **Comparable Properties**

10 Ashgate Dr DOREEN 3754 (REI) 4 2 2 2 Price: \$717,000 Method: Private Sale Date: 17/06/2017 Rooms: - Property Type: House Land Size: 687 sqm approx	Agent Comments
3 Lady Peel Rise DOREEN 3754 (REI)   4 2 2   Price: \$680,000   Method: Private Sale   Date: 19/06/2017   Rooms: 8   Property Type: House (Res)   Land Size: 630 sqm approx	Agent Comments
60 Cathedral Rise DOREEN 3754 (REI) 4 2 2 2 Price: \$666,500 Method: Private Sale Date: 15/05/2017 Rooms: - Property Type: House Land Size: 604 sqm approx	Agent Comments

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### 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 19 Werther Way, Doreen Vic 3754 Including suburb and postcode

#### Indicative selling price

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

Range betweer	n \$660,000		&	\$726,000	
Median sale pr	rice				
Median price	\$572,500	House	х	Suburb	Doreen
Period - From	01/01/2017	to 31/0	3/2017	Source REI	V

#### **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
10 Ashgate Dr DOREEN 3754	\$717,000	17/06/2017
3 Lady Peel Rise DOREEN 3754	\$680,000	19/06/2017
60 Cathedral Rise DOREEN 3754	\$666,500	15/05/2017

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