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**Indicative Selling Price**  
\$0 - \$0

**Median House Price**  
March quarter 2017: \$572,500



4 2 2

**Rooms:**  
**Property Type:** Established  
Property  
**Land Size:** 634 sqm approx  
**Agent Comments**

## Comparable Properties



**32 Preserve Cirt DOREEN 3754 (REI)**

**Agent Comments**

3 2 2

**Price:** \$536,000  
**Method:** Private Sale  
**Date:** 19/01/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 512 sqm approx



**1 Marengo Av DOREEN 3754 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 25/01/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 668 sqm approx



**33 Kiora Av DOREEN 3754 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$475,000  
**Method:** Private Sale  
**Date:** 06/03/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 505 sqm approx



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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  
Including suburb and  
postcode

58 Cathedral Rise, 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

\$0

&

\$0

#### Median sale price

Median price

\$572,500

House

X

Suburb

Doreen

Period - From

01/01/2017

to

31/03/2017

Source

REIV

#### 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 |
|--------------------------------|-----------|--------------|
| 32 Preserve Cirt DOREEN 3754   | \$536,000 | 19/01/2017   |
| 1 Marengo Av DOREEN 3754       | \$500,000 | 25/01/2017   |
| 33 Kiora Av DOREEN 3754        | \$475,000 | 06/03/2017   |