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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

91 Eliot Avenue, Doreen Vic 3754

Indicative selling price

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

Range between \$520,000

&

\$570,000

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	32 Woorawa Dr DOREEN 3754	\$590,000	28/02/2017
2	11 Nash Gr DOREEN 3754	\$576,000	19/02/2017
3	28 Bedervale Loop DOREEN 3754	\$557,500	08/04/2017

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.~~



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Indicative Selling Price

\$520,000 - \$570,000

Median House Price

June quarter 2017: \$542,500



4 2 2

Rooms:**Property Type:** Residential**Land Size:** 448 sqm approx

Agent Comments

A haven of supreme contemporary quality, this one owner Simonds home introduces looked for lifestyle features enhancing spaces laid out for brilliant, seamless indoor-outdoor family living and entertaining. Cleverly zoned and beautifully presented, the spacious four bedroom, two bathroom layout, moments from Merriden Park and an easy pusher friendly stroll, trike and bike ride to childcare, primary school, shops and cafés in and around the village, ensures very best of family living.

Comparable Properties

**32 Woorawa Dr DOREEN 3754 (REI)**

4 2 2

Price: \$590,000**Method:** Private Sale**Date:** 28/02/2017**Rooms:** -**Property Type:** House**Land Size:** 480 sqm approx

Agent Comments

Slightly bigger block, high spec home, well finished with beautiful gardens

**11 Nash Gr DOREEN 3754 (REI)**

4 2 2

Price: \$576,000**Method:** Private Sale**Date:** 19/02/2017**Rooms:** 8**Property Type:** House (Res)**Land Size:** 448 sqm approx

Agent Comments

Similar size block and home but higher spec and newer build.

**28 Bedervale Loop DOREEN 3754 (REI)**

4 2 2

Price: \$557,500**Method:** Auction Sale**Date:** 08/04/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 448 sqm approx

Agent Comments

Similar size home and block but not as good location and no alfresco area.