



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1009 sqm

**Agent Comments**

Architecturally designed Mud-brick home located on a spacious 1009sqm block in the Laurimar Estate.

**Indicative Selling Price**

\$779,990

**Median House Price**

March quarter 2017: \$572,500

## Comparable Properties



**15 Overland Dr DOREEN 3754 (REI)**

Agent Comments



**Price:** \$770,000

**Method:** Private Sale

**Date:** 14/04/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 922 sqm

**4 Landano Way DOREEN 3754 (VG)**

Agent Comments



**Price:** \$751,750

**Method:** Sale

**Date:** 03/03/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 923 sqm



**5 Landano Way DOREEN 3754 (REI/VG)**

Agent Comments



**Price:** \$715,000

**Method:** Private Sale

**Date:** 05/01/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 1225 sqm



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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

13 Landano Way, Doreen Vic 3754

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$779,990

#### 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
15 Overland Dr DOREEN 3754	\$770,000	14/04/2017
4 Landano Way DOREEN 3754	\$751,750	03/03/2017
5 Landano Way DOREEN 3754	\$715,000	05/01/2017