



Monica Diosi
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Indicative Selling Price

\$580,000 - \$610,000

Median House Price

March quarter 2017: \$572,500



4 2 2

Rooms:

Property Type: Established home

Land Size: 490

Agent Comments

5 year old Metricon home. Quality finishes of stone bench tops, plantation shutters and large alfresco with cafe blinds. hard wood floor board with 3m high ceilings. 9 Solar panels. Walk in pantry. Backing on parkland

Comparable Properties



40 Laurence St DOREEN 3754 (REI/VG)

4 2 2

Price: \$536,000

Method: Expression of Interest

Date: 14/12/2016

Rooms: 8

Property Type: House

Land Size: 506 sqm

Agent Comments

similar house and land size



10 Homebush Av MERNDA 3754 (REI/VG)

4 2 2

Price: \$560,000

Method: Private Sale

Date: 04/02/2017

Rooms: 6

Property Type: House (Res)

Land Size: 565.80 sqm

Agent Comments

older home on larger block

3 Stature St DOREEN 3754 (REI)

4 2 2

Price: \$565,000

Method: Private Sale

Date: 21/03/2017

Rooms: -

Property Type: House

Land Size: 482 sqm

Agent Comments

Brand new home backing on to a main road



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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

3 Comet Avenue, Doreen Vic 3754

Indicative selling price

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

Range between \$580,000 & \$610,000

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
40 Laurence St DOREEN 3754	\$536,000	14/12/2016
10 Homebush Av MERNDA 3754	\$560,000	04/02/2017
3 Stature St DOREEN 3754	\$565,000	21/03/2017