



Nicholas Matkin

9717 8780

0401 243 059

nmatkin@morrisonkleeman.com.au

Indicative Selling Price

\$450,000 - \$490,000

Median House Price

March quarter 2017: \$572,500



Rooms:

Property Type: Land

Agent Comments

Comparable Properties



42 Elation Blvd DOREEN 3754 (REI)



Agent Comments

3 bed, 2 bath, open living, double garage, high end finishes, landscaped outdoor area.

Price: \$480,000

Method: Private Sale

Date: 19/04/2017

Rooms: 4

Property Type: House



12 Gillow Gr DOREEN 3754 (REI)



Agent Comments

3 bed, 2 bath, open living, double garage, basic finishes, theater room.

Price: \$470,000

Method: Private Sale

Date: 15/05/2017

Rooms: 4

Property Type: House

Land Size: 386 sqm



18 Windermere Pde DOREEN 3754 (REI/VG)



Agent Comments

3 bed, 2 bath, open living, double garage, basic finishes.

Price: \$455,500

Method: Private Sale

Date: 25/01/2017

Rooms: 5

Property Type: House

Land Size: 348 sqm



Nicholas Matkin
9717 8780
0401 243 059

nmatkin@morrisonkleeman.com.au

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 Vichy Avenue, Doreen Vic 3754

Indicative selling price

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

Range between \$450,000

&

\$490,000

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
42 Elation Blvd DOREEN 3754	\$480,000	19/04/2017
12 Gillow Gr DOREEN 3754	\$470,000	15/05/2017
18 Windermere Pde DOREEN 3754	\$455,500	25/01/2017