

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

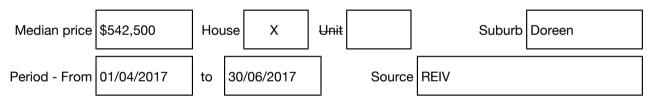
Address 19 Airey Way, Doreen Vic 3754 Including suburb and postcode

#### Indicative selling price

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

 Range between
 \$540,000
 &
 \$580,000

#### Median sale price



#### 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	7 Sunningdale Rd DOREEN 3754	\$591,200	15/05/2017
2	10 Dalrymple Way DOREEN 3754	\$560,100	06/07/2017
3	14 Merredin Cirt DOREEN 3754	\$540,000	27/02/2017

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.

#### Account - Morrison Kleeman | P: 03 94312444 | F: 03 94312650

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



19 Airey Way, Doreen Vic 3754







Rooms: Property Type: House (Res) Land Size: 427 sqm approx Agent Comments Indicative Selling Price \$540,000 - \$580,000 Median House Price June quarter 2017: \$542,500

## **Comparable Properties**

7 Sunningdale Rd DOREEN 3754 (REI) 3 2 2 2 Price: \$591,200 Method: Private Sale Date: 15/05/2017 Rooms: - Property Type: House Land Size: 462 sqm approx	Agent Comments
10 Dalrymple Way DOREEN 3754 (REI) 3 2 2 2 Price: \$560,100 Method: Private Sale Date: 06/07/2017 Rooms: 4 Property Type: House Land Size: 568 sqm approx	Agent Comments
14 Merredin Cirt DOREEN 3754 (REI/VG)         1 <td< td=""><td>Agent Comments</td></td<>	Agent Comments

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