



 3
  2
  2

Rooms:**Property Type:** House (Res)**Land Size:** 399 sqm approx

Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median House Price

June quarter 2017: \$542,500

Stylishly presented and with a relaxing decked alfresco in landscaped garden surroundings, this superb home is ready for you to walk right in and relax, and enjoy a fabulous location, three bedrooms, two bathrooms and two spacious living areas...with absolutely nothing to do.

Comparable Properties

**17 Elation Blvd DOREEN 3754 (REI/VG)**

 3
  2
  2

Price: \$495,000**Method:** Private Sale**Date:** 13/04/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 496 sqm approx

Agent Comments

Bigger block, only one living area

**6 Heronvale Ct DOREEN 3754 (REI)**

 3
  2
  2

Price: \$490,000**Method:** Private Sale**Date:** 11/07/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 414 sqm approx

Agent Comments

Similar Block size, only one living area

**50 Garden Rd DOREEN 3754 (REI)**

 3
  2
  2

Price: \$490,000**Method:** Sold Before Auction**Date:** 31/03/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 387 sqm approx

Agent Comments

Similar block and home size



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

10 Sanctum Circuit, Doreen Vic 3754

Indicative selling price

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

Range between

\$480,000

&

\$520,000

Median sale price

Median price

\$542,500

House

X

Suburb

Doreen

Period - From

01/04/2017

to

30/06/2017

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
17 Elation Blvd DOREEN 3754	\$495,000	13/04/2017
6 Heronvale Ct DOREEN 3754	\$490,000	11/07/2017
50 Garden Rd DOREEN 3754	\$490,000	31/03/2017