

58 Roaming Road, Doreen Vic 3754



Rob Drinkwater

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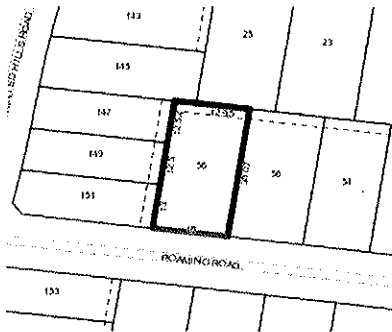
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Indicative Selling Price

\$690,000 - \$750,000

Median House Price

June quarter 2017: \$542,500



Rooms:

Property Type: Land

Agent Comments

Comparable Properties



18 Roaming Rd DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$750,000

Method: Private Sale

Date: 30/07/2017

Rooms: 5

Property Type: House

Land Size: 687 sqm approx



1 Montville St DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$700,000

Method: Private Sale

Date: 22/08/2017

Rooms: 6

Property Type: House (Res)

Land Size: 636 sqm approx



25 Kiora Av DOREEN 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$684,000

Method: Private Sale

Date: 04/04/2017

Rooms: -

Property Type: House

Land Size: 642 sqm approx

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802

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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.

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

58 Roaming Road, Doreen Vic 3754

Indicative selling price

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

Range between

\$690,000

&

\$750,000

Median sale price

Median price

\$542,500

House

X

Unit

Suburb

Doreen

Period - From

01/04/2017

to

30/06/2017

Source

REIV

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	18 Roaming Rd DOREEN 3754	\$750,000	30/07/2017
2	1 Montville St DOREEN 3754	\$700,000	22/08/2017
3	25 Kiora Av DOREEN 3754	\$684,000	04/04/2017

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.~~