

1 Stockmans Place, Doreen Vic 3754



Monica Diosi

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**Indicative Selling Price**

\$690,000 - \$740,000

**Median House Price**

March quarter 2017: \$572,500



4 2 2

**Rooms:**

**Property Type:** House

**Land Size:** 907 sqm

**Agent Comments**

## Comparable Properties



**15 Overland Dr DOREEN 3754 (REI)**

4 2 2

**Price:** \$770,000

**Method:** Private Sale

**Date:** 14/04/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 922 sqm

**Agent Comments**

Bigger property with a pool. Both on a busier road



**10 Harlin St DOREEN 3754 (REI)**

4 2 2

**Price:** \$750,000

**Method:** Private Sale

**Date:** 28/03/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 827 sqm

**Agent Comments**

Smaller block. Similar size house. Has spa outside



**20 Corriedale Dr DOREEN 3754 (REI/VG)**

5 2 2

**Price:** \$690,000

**Method:** Private Sale

**Date:** 25/02/2017

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 800 sqm

**Agent Comments**

Smaller block. Bigger home and more modern finishes



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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

1 Stockmans Place, Doreen Vic 3754

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000

&

\$740,000

#### 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
15 Overland Dr DOREEN 3754	\$770,000	14/04/2017
10 Harlin St DOREEN 3754	\$750,000	28/03/2017
20 Corriedale Dr DOREEN 3754	\$690,000	25/02/2017