



Christian Marchetti
9717 8780
0400 233 946

cmarchetti@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

9 Vidler Avenue, Doreen Vic 3754

Indicative selling price

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

Range between \$550,000

&

\$590,000

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	4 Journey Av DOREEN 3754	\$620,000	07/08/2017
2	58 Cathedral Rise DOREEN 3754	\$547,000	22/07/2017
3	22 Gillow Gr DOREEN 3754	\$543,000	17/07/2017

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.~~



Christian Marchetti

9717 8780

0400 233 946

cmarchetti@morrisonkleeman.com.au

Indicative Selling Price

\$550,000 - \$590,000

Median House Price

June quarter 2017: \$542,500



5 2 2

Rooms:

Property Type: Residential

Land Size: 636 sqm approx

Agent Comments

This single level home in the prestigious Promenade Estate shows off a great, family friendly floor plan with added features that ensure practical, comfortable living for the largest of clans!

Comparable Properties



4 Journey Av DOREEN 3754 (REI)

4 2 2

Price: \$620,000

Method: Private Sale

Date: 07/08/2017

Rooms: 6

Property Type: House

Land Size: 512 sqm approx

Agent Comments

Smaller block but very well presented



58 Cathedral Rise DOREEN 3754 (REI)

4 2 2

Price: \$547,000

Method: Auction Sale

Date: 22/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 634 sqm approx

Agent Comments

Similar block but smaller home and well looked after



22 Gillow Gr DOREEN 3754 (REI)

3 2 2

Price: \$543,000

Method: Private Sale

Date: 17/07/2017

Rooms: -

Property Type: House

Land Size: 513 sqm approx

Agent Comments

Smaller block 2 less bedrooms but well presented