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Indicative Selling Price

\$560,000 - \$610,000

Median House Price

March quarter 2017: \$572,500



3 2 2

Rooms:

Property Type: House

Land Size: 510 sqm approx

Agent Comments

A tranquil child-friendly park/playground directly opposite, an easy-upkeep garden to the front, a heated pool and alfresco to the rear and three bedrooms, two bathrooms and a choice of living areas in between deliver an enticingly idyllic lifestyle in this perfectly positioned, pristine paradise.

Comparable Properties



20 Vantage Point Blvd DOREEN 3754 (REI)

4 2 2

Price: \$635,000

Method: Private Sale

Date: 23/05/2017

Rooms: -

Property Type: House

Land Size: 635 sqm approx

Agent Comments

Bigger home, larger block, landscaped gardens but on a main road without a pool



9 Powlett St MERNDA 3754 (REI)

4 2 2

Price: \$596,000

Method: Auction Sale

Date: 17/06/2017

Rooms: 9

Property Type: House (Res)

Land Size: 512 sqm approx

Agent Comments

Similar size block, lower spec home, extra bedroom, but without a pool and not as good location



5 Stature St DOREEN 3754 (REI)

4 2 2

Price: \$587,500

Method: Private Sale

Date: 04/05/2017

Rooms: -

Property Type: House

Land Size: 470 sqm approx

Agent Comments

Smaller block, brand new high spec home, extra bedroom but without a pool and backing onto a main road



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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

3 Cormorant Close, Doreen Vic 3754

Indicative selling price

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

Range between \$560,000

&

\$610,000

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
20 Vantage Point Blvd DOREEN 3754	\$635,000	23/05/2017
9 Powlett St MERNDA 3754	\$596,000	17/06/2017
5 Stature St DOREEN 3754	\$587,500	04/05/2017