

3 ewan ross Court, Doreen Vic 3754



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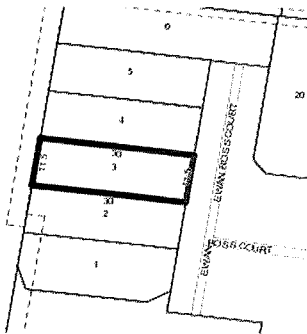
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Indicative Selling Price

\$490,000 - \$530,000

Median House Price

June quarter 2017: \$542,500



Rooms:

Property Type: Land

Land Size: 345 sqm approx

Agent Comments

Comparable Properties



3 Loftus La DOREEN 3754 (REI/VG)

Agent Comments



Price: \$511,300

Method: Private Sale

Date: 25/05/2017

Rooms: -

Property Type: House

Land Size: 400 sqm approx



56 Orchard Rd DOREEN 3754 (REI)

Agent Comments



Price: \$511,000

Method: Private Sale

Date: 05/07/2017

Rooms: 5

Property Type: House (Res)

Land Size: 375 sqm approx



52 Orchard Rd DOREEN 3754 (REI)

Agent Comments



Price: \$505,000

Method: Private Sale

Date: 31/08/2017

Rooms: 5

Property Type: House

Land Size: 315 sqm approx

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 ewan ross Court, Doreen Vic 3754

Indicative selling price

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

Range between \$490,000

&

\$530,000

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	3 Loftus La DOREEN 3754	\$511,300	25/05/2017
2	56 Orchard Rd DOREEN 3754	\$511,000	05/07/2017
3	52 Orchard Rd DOREEN 3754	\$505,000	31/08/2017

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.~~