

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

4 Shoal Circuit, Doreen Vic 3754

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$495,000

&

\$540,000

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
25 Fleetwood Dr DOREEN 3754	\$520,000	30/01/2017
10 Karaman St DOREEN 3754	\$500,000	29/04/2017
6 Province Gr DOREEN 3754	\$500,000	13/05/2017

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Indicative Selling Price

\$495,000 - \$540,000

Median House Price

March quarter 2017: \$572,500



Rooms:

Property Type: Land

Agent Comments

Comparable Properties



25 Fleetwood Dr DOREEN 3754 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 30/01/2017

Rooms: 7

Property Type: House (Res)

Land Size: 420 sqm approx

10 Karaman St DOREEN 3754 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 29/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 438 sqm approx



6 Province Gr DOREEN 3754 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 13/05/2017

Rooms: 7

Property Type: House