



4 2 2

Rooms:
Property Type: House
Land Size: 687 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$770,000
Median House Price
March quarter 2017: \$572,500

High Spec home with stunning views.

Comparable Properties



3 Hanna Cr DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$720,000
Method: Private Sale
Date: 31/03/2017
Rooms: 8
Property Type: House (Res)
Land Size: 798 sqm approx



10 Ashgate Dr DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$717,000
Method: Private Sale
Date: 17/06/2017
Rooms: -
Property Type: House



14 Red Angus Cr DOREEN 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$715,000
Method: Private Sale
Date: 19/03/2017
Rooms: 10
Property Type: House (Res)
Land Size: 827 sqm approx



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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

18 Roaming Road, Doreen Vic 3754

Indicative selling price

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

Range between \$750,000

&

\$770,000

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 |
|--------------------------------|-----------|--------------|
| 3 Hanna Cr DOREEN 3754 | \$720,000 | 31/03/2017 |
| 10 Ashgate Dr DOREEN 3754 | \$717,000 | 17/06/2017 |
| 14 Red Angus Cr DOREEN 3754 | \$715,000 | 19/03/2017 |