



**Rooms:**  
**Property Type:**  
**Land Size:** 639 sqm

**Agent Comments**

2 year old, 33sq carlisle home, quality finishes.

**Indicative Selling Price**

\$660,000 - \$720,000

**Median House Price**

March quarter 2017: \$572,500

## Comparable Properties



**12 Braford Dr DOREEN 3754 (REI)**



**Agent Comments**

finishes not as high quality, larger block, similar location.

**Price:** \$682,500

**Method:** Private Sale

**Date:** 15/02/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 922 sqm



**14 Red Angus Cr DOREEN 3754 (REI/VG)**



**Agent Comments**

large home, larger land, similar area.

**Price:** \$715,000

**Method:** Private Sale

**Date:** 19/03/2017

**Rooms:** 10

**Property Type:** House (Res)

**Land Size:** 827 sqm

**14 Batt St DOREEN 3754 (VG)**



**Agent Comments**

larger home, 3 bedroom, not as high quality and a less functional floorplan.

**Price:** \$720,000

**Method:** Sale

**Date:** 25/01/2017

**Rooms:** -

**Property Type:** House (New - Detached)

**Land Size:** 825 sqm



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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

67 Gyrfalcon Way, Doreen Vic 3754

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000

&

\$720,000

#### 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
12 Braford Dr DOREEN 3754	\$682,500	15/02/2017
14 Red Angus Cr DOREEN 3754	\$715,000	19/03/2017
14 Batt St DOREEN 3754	\$720,000	25/01/2017