



Monica Diosi
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4 2 2

Rooms:
Property Type: House
Land Size: 1260 sqm approx

Agent Comments

This substantial home on an equally substantial 1260 m2 allotment (approx), bordered on two sides by parklands, delivers the space, the features and the position to please both active children and grateful parents alike.

Indicative Selling Price

\$740,000 - \$780,000

Median House Price

June quarter 2017: \$542,500

Comparable Properties



13 Landano Way DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$775,000
Method: Private Sale
Date: 08/07/2017
Rooms: -
Property Type: House
Land Size: 1009 sqm approx



10 Conron Gr DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$770,000
Method: Private Sale
Date: 05/04/2017
Rooms: -
Property Type: House
Land Size: 1000 sqm approx



24 Holmwood Cr DOREEN 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$750,000
Method: Private Sale
Date: 30/01/2017
Rooms: -
Property Type: House
Land Size: 1236 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

86 Brookwood Avenue, Doreen Vic 3754

Indicative selling price

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

Range between \$740,000

&

\$780,000

Median sale price

Median price \$542,500

House

X

Suburb

Doreen

Period - From 01/04/2017

to

30/06/2017

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
13 Landano Way DOREEN 3754	\$775,000	08/07/2017
10 Conron Gr DOREEN 3754	\$770,000	05/04/2017
24 Holmwood Cr DOREEN 3754	\$750,000	30/01/2017