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**Indicative Selling Price**

\$570,000 - \$610,000

**Median House Price**

March quarter 2017: \$572,500



**Rooms:**

**Property Type:** Land

**Agent Comments**

## Comparable Properties



**13 Corriedale Dr DOREEN 3754 (REI)**

**Agent Comments**



**Price:** \$600,000

**Method:** Auction Sale

**Date:** 01/04/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 840 sqm



**32 Woorawa Dr DOREEN 3754 (REI)**

**Agent Comments**



**Price:** \$590,000

**Method:** Private Sale

**Date:** 28/02/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 480 sqm



**11 Nash Gr DOREEN 3754 (REI/VG)**

**Agent Comments**



**Price:** \$576,000

**Method:** Private Sale

**Date:** 19/02/2017

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 448 sqm

## 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

61 Merredin Circuit, 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 \$570,000

&amp;

\$610,000

## 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
13 Corriedale Dr DOREEN 3754	\$600,000	01/04/2017
32 Woorawa Dr DOREEN 3754	\$590,000	28/02/2017
11 Nash Gr DOREEN 3754	\$576,000	19/02/2017