



Monica Diosi

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**Indicative Selling Price**

\$400,000 - \$435,000

**Median House Price**

June quarter 2017: \$542,500



3 2 1

**Rooms:**

**Property Type:** Land

**Land Size:** 328 sqm approx

Agent Comments

## Comparable Properties



**34 Aylesbury Blvd DOREEN 3754 (REI)**

Agent Comments

3 2 1

**Price:** \$475,000

**Method:** Auction Sale

**Date:** 10/06/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 335 sqm approx

**28 Aspect Dr DOREEN 3754 (VG)**

Agent Comments

3 - -

**Price:** \$465,000

**Method:** Sale

**Date:** 21/04/2017

**Rooms:** -

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

**Land Size:** 362 sqm approx



**23 Carome Way DOREEN 3754 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$435,000

**Method:** Private Sale

**Date:** 22/04/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 312 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

9 Ballam 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 \$400,000

&

\$435,000

#### 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 |
|--------------------------------|-----------|--------------|
| 34 Aylesbury Blvd DOREEN 3754  | \$475,000 | 10/06/2017   |
| 28 Aspect Dr DOREEN 3754       | \$465,000 | 21/04/2017   |
| 23 Carome Way DOREEN 3754      | \$435,000 | 22/04/2017   |