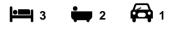


Monica Diosi





Rooms: Property Type: Land Land Size: 328 sqm approx Agent Comments 9435 7666 0413 331 282 mdiosi@morrisonkleeman.com.au

> Indicative Selling Price \$400,000 - \$435,000 Median House Price June quarter 2017: \$542,500

## **Comparable Properties**



Price: \$475,000 Method: Auction Sale Date: 10/06/2017 Rooms: 6 Property Type: House (Res) Land Size: 335 sqm approx

3

Agent Comments

Agent Comments

28 Aspect Dr DOREEN 3754 (VG)

34 Aylesbury Blvd DOREEN 3754 (REI)

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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)



Price: \$435,000 Method: Private Sale Date: 22/04/2017 Rooms: 4 Property Type: House Land Size: 312 sqm approx Agent Comments

Account - Morrison Kleeman | P: 03 94312444 | F: 03 94312650

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





### 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 9 Ballam Way, Doreen Vic 3754 Including suburb and postcode

#### Indicative selling price

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

Range betweer	\$400,000		&	\$435,000			
Median sale price							
Median price	\$542,500	House	х	Subu	rb Doreen		
Period - From	01/04/2017	to 30/0	6/2017	Source	EIV		

#### **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

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