

Statement of Information

Single residential property located in the Melbourne metropolitan

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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Address Including suburb and postcode	33 Waterway Boulevard, Doreen Vic 3754
ndicative selling pric	<u> </u>

Indicative selling price

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

Range between	\$580,000	&	\$620,000

Median sale price

Median price	\$542,500	Hou	ise X	Unit		Suburb	Doreen
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	32 Woorawa Dr DOREEN 3754	\$590,000	28/02/2017
2	7 Sunningdale Rd DOREEN 3754	\$591,200	15/05/2017
3	117 Painted Hills Rd DOREEN 3754	\$612,000	26/06/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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



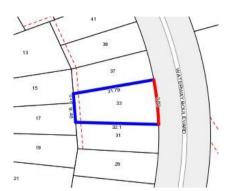


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> **Indicative Selling Price** \$580,000 - \$620,000 **Median House Price** June quarter 2017: \$542,500



Rooms:

Property Type: Land Land Size: 568 sqm approx

Agent Comments

Comparable Properties



32 Woorawa Dr DOREEN 3754 (REI/VG)



Price: \$590,000 Method: Private Sale Date: 28/02/2017

Rooms: -

Property Type: House Land Size: 480 sqm approx **Agent Comments**



7 Sunningdale Rd DOREEN 3754 (REI/VG)



Price: \$591,200 Method: Private Sale Date: 15/05/2017

Rooms: -

Property Type: House Land Size: 462 sqm approx Agent Comments



117 Painted Hills Rd DOREEN 3754 (REI)



Price: \$612,000 Method: Private Sale Date: 26/06/2017

Rooms: -

Property Type: House Land Size: 516 sqm approx **Agent Comments**

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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.

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