



Laura Rodgers  
9717 8780  
0425 312 567

lrodgers@morrisonkleeman.com.au

## 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

13 Dunraven Crescent, 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 \$540,000

&

\$590,000

#### Median sale price

Median price \$542,500

House

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.

	Address of comparable property	Price	Date of sale
1	21 Endurance St DOREEN 3754	\$620,718	15/09/2017
2	26 Succession St DOREEN 3754	\$575,500	25/09/2017
3	4 Berkshire St DOREEN 3754	\$570,000	22/08/2017

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.~~



Laura Rodgers

9717 8780

0425 312 567

lrodgers@morrisonkleeman.com.au

**Indicative Selling Price**

\$540,000 - \$590,000

**Median House Price**

June quarter 2017: \$542,500



4    2    2

**Rooms:****Property Type:** House**Land Size:** 511 sqm approx

Agent Comments

Only moments from Laurimar Shops, Mernda Railway and in the Hazel glen College Zoning. This family four bedroom home, offers two spacious living areas, stone kitchen with 900mm SS appliances and a spacious covered alfresco area. A spacious and landscaped garden coupled with ducted heating & cooling, NBN connection, there is nothing left to do!

## Comparable Properties

**21 Endurance St DOREEN 3754 (REI)**

4    2    2

**Price:** \$620,718**Method:** Private Sale**Date:** 15/09/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 512 sqm approx

Agent Comments

Similar block size but with an extra living area

**26 Succession St DOREEN 3754 (REI)**

4    2    2

**Price:** \$575,500**Method:** Private Sale**Date:** 25/09/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 400 sqm approx

Agent Comments

Smaller block and low spec home

**4 Berkshire St DOREEN 3754 (REI)**

4    2    2

**Price:** \$570,000**Method:** Private Sale**Date:** 22/08/2017**Rooms:** 8**Property Type:** House (Res)**Land Size:** 519 sqm approx

Agent Comments

Similar size home on same size block