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> **Indicative Selling Price** \$470,000 - \$510,000 **Median House Price** March quarter 2017: \$572,500



Rooms: **Property Type: Agent Comments**

Comparable Properties



12 Treehaven Way DOREEN 3754 (REI)



Price: \$500,000 Method: Private Sale Date: 04/05/2017 Rooms: -

Property Type: House Land Size: 510 sqm

Agent Comments

Bigger home, level block, one less bedroom



47 Resort Blvd DOREEN 3754 (REI)

Price: \$495.000 Method: Private Sale



Agent Comments

Smaller home, smaller block with basic finishes

Date: 29/04/2017 Rooms: 7 Property Type: House (Res) Land Size: 479 sqm



7 Vitality St DOREEN 3754 (REI)



Price: \$470,500 Method: Auction Sale Date: 13/05/2017 Rooms: 4

Property Type: House (Res) Land Size: 325 sqm

Agent Comments

Tiny block, one less bedroom but stone bench tops in kitchen

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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 s	ale
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Address	5 Mountain Way, Doreen Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$470,000	&	\$510,000
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Median sale price

Median price	\$572,500	Н	ouse	Х	Su	burb	Doreen
Period - From	01/01/2017	to	31/03/20	17	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
12 Treehaven Way DOREEN 3754	\$500,000	04/05/2017
47 Resort Blvd DOREEN 3754	\$495,000	29/04/2017
7 Vitality St DOREEN 3754	\$470,500	13/05/2017



