

5 Mountain Way, Doreen Vic 3754



Christian Marchetti

94312444

0400233946

cmarchetti@morrisonkleeman.com.au

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)



Agent Comments

Bigger home, level block, one less bedroom

Price: \$500,000

Method: Private Sale

Date: 04/05/2017

Rooms: -

Property Type: House

Land Size: 510 sqm



47 Resort Blvd DOREEN 3754 (REI)



Agent Comments

Smaller home, smaller block with basic finishes

Price: \$495,000

Method: Private Sale

Date: 29/04/2017

Rooms: 7

Property Type: House (Res)

Land Size: 479 sqm



7 Vitality St DOREEN 3754 (REI)



Agent Comments

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

Price: \$470,500

Method: Auction Sale

Date: 13/05/2017

Rooms: 4

Property Type: House (Res)

Land Size: 325 sqm



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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

5 Mountain Way, Doreen Vic 3754

Indicative selling price

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

Range between \$470,000

&

\$510,000

Median sale price

Median price \$572,500

House

X

Suburb

Doreen

Period - From 01/01/2017

to

31/03/2017

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
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