



Jon Michael  
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5 4 2

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 675

**Agent Comments**

Porter Davis, evap cooling, GDH

**Indicative Selling Price**

\$800,000 - \$880,000

**Median House Price**

March quarter 2017: \$572,500

## Comparable Properties



**15 Bronte Cr DOREEN 3754 (REI)**

5 2 3

**Price:** \$813,800

**Method:** Private Sale

**Date:** 02/04/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 635 sqm

**Agent Comments**

Different quality build, Carlisle homes,



**12 Furlong Dr DOREEN 3754 (REI)**

5 2 3

**Price:**

**Method:** Private Sale

**Date:** 31/03/2017

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 895 sqm

**Agent Comments**

Price undisclosed although sold within our quoted range for this property. Larger block, different quality build.



**27 Dalrymple Way DOREEN 3754 (REI/VG)**

5 5 2

**Price:** \$820,000

**Method:** Private Sale

**Date:** 28/11/2016

**Rooms:** 11

**Property Type:** House (Res)

**Land Size:** 680 sqm

**Agent Comments**

Sold 5 months ago, similar size block, also porter davis build, ensuites in every bedroom.



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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

19 Roaming Road, Doreen Vic 3754

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov/underquoting](http://consumer.vic.gov/underquoting)

Range between \$800,000 & \$880,000

#### 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
15 Bronte Cr DOREEN 3754	\$813,800	02/04/2017
12 Furlong Dr DOREEN 3754		31/03/2017
27 Dalrymple Way DOREEN 3754	\$820,000	28/11/2016