

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	46 Serle Street, Doreen Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$660,000	&	\$720,000
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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.

Add	dress of comparable property	Price	Date of sale
1	4 Keys St DOREEN 3754	\$720,000	30/09/2017
2	45 Sunstone Blvd DOREEN 3754	\$685,199	14/08/2017
3	44 Baigent Av DOREEN 3754	\$649,950	17/06/2017

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** \$660,000 - \$720,000 **Median House Price** June quarter 2017: \$542,500





Property Type: Land Land Size: 655 sqm approx

Agent Comments

Comparable Properties



4 Keys St DOREEN 3754 (REI)



Price: \$720,000 Method: Private Sale Date: 30/09/2017 Rooms: 7

Property Type: House (Res) Land Size: 624 sqm approx



45 Sunstone Blvd DOREEN 3754 (REI)

Price: \$685.199 Method: Private Sale Date: 14/08/2017 Rooms: 10

Property Type: House (Res) Land Size: 507 sqm approx

44 Baigent Av DOREEN 3754 (REI/VG)







Price: \$649,950 Method: Auction Sale Date: 17/06/2017 Rooms: 5

Land Size: 647 sqm approx

Agent Comments

Agent Comments



Property Type: House (Res)

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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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Agent Comments