



Laura Rodgers
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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

17 Midland Road, Doreen Vic 3754

Indicative selling price

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

Range between \$520,000 & \$570,000

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	29 Kiora Av DOREEN 3754	\$570,000	01/07/2017
2	5 Mountain Way DOREEN 3754	\$565,000	12/07/2017
3	10 Dalrymple Way DOREEN 3754	\$560,100	06/07/2017

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.~~

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Indicative Selling Price

\$520,000 - \$570,000

Median House Price

June quarter 2017: \$542,500



3 2 2

Rooms:

Property Type: House (Res)

Land Size: 553 sqm approx

Agent Comments

Comparable Properties



29 Kiora Av DOREEN 3754 (REI)

4 2 2

Price: \$570,000

Method: Private Sale

Date: 01/07/2017

Rooms: 6

Property Type: House (Res)

Land Size: 504 sqm approx

Agent Comments

Smaller block but 1 extra bedroom. not as well presented



5 Mountain Way DOREEN 3754 (REI)

4 2 2

Price: \$565,000

Method: Private Sale

Date: 12/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 596 sqm approx

Agent Comments

slightly bigger block and house size but not as well presented and steep driveway



10 Dalrymple Way DOREEN 3754 (REI)

3 2 2

Price: \$560,100

Method: Private Sale

Date: 06/07/2017

Rooms: 4

Property Type: House

Land Size: 568 sqm approx

Agent Comments

Similar size home and block size, also very well presented.