

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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Including suburl	dress and code	17 Midland Road, Doreen Vic 3754				
Indicative sellin	g price					
For the meaning o	f this price see co	nsumer.vic.gov.au/เ	underquoting			
Range between	\$520,000	&	\$570,000			

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.

Ad	dress 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



Rooms:

Property Type: House (Res) Land Size: 553 sqm approx

Agent Comments

Comparable Properties



29 Kiora Av DOREEN 3754 (REI)





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)





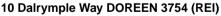
Price: \$565,000 Method: Private Sale Date: 12/07/2017

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





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.

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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.