



 3   
  2   
  2

**Rooms:****Property Type:** Land**Land Size:** 399 sqm approx

Agent Comments

**Indicative Selling Price**

\$495,000 - \$540,000

**Median House Price**

June quarter 2017: \$542,500

Constructed by a boutique builder, this one owner home is sure to appeal to astute buyers looking for quality, quantity and quiet location within this highly sought-after neighbourhood, close to a choice of schools, transport, convenience store and eateries.

## Comparable Properties

**29 Elation Blvd DOREEN 3754 (REI)**

Agent Comments

 3   
  2   
  2

**Price:** \$545,000**Method:** Private Sale**Date:** 26/05/2017**Rooms:** 4**Property Type:** House**Land Size:** 445 sqm approx**33 Starboard Dr DOREEN 3754 (REI)**

Agent Comments

 3   
  2   
  2

**Price:** \$530,500**Method:** Auction Sale**Date:** 01/07/2017**Rooms:** 6**Property Type:** House**Land Size:** 400 sqm approx**43 Elation Blvd DOREEN 3754 (REI)**

Agent Comments

 3   
  2   
  2

**Price:** \$512,000**Method:** Private Sale**Date:** 28/03/2017**Rooms:** -**Property Type:** House**Land Size:** 476 sqm approx



## 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

42 Yellow Brick Road, Doreen Vic 3754

#### Indicative selling price

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

Range between \$495,000

&

\$540,000

#### Median sale price

Median price \$542,500

House

X

Suburb

Doreen

Period - From 01/04/2017

to

30/06/2017

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
29 Elation Blvd DOREEN 3754	\$545,000	26/05/2017
33 Starboard Dr DOREEN 3754	\$530,500	01/07/2017
43 Elation Blvd DOREEN 3754	\$512,000	28/03/2017