



Monica Diosi

9435 7666

0413 331 282

mdiosi@morrisonkleeman.com.au

Indicative Selling Price

\$590,000 - \$649,000

Median House Price

March quarter 2017: \$572,500



Rooms:

Property Type: Land

Land Size: 516 sqm

Agent Comments

Comparable Properties



7 Sunningdale Rd DOREEN 3754 (REI)

Agent Comments



Price: \$591,200

Method: Private Sale

Date: 15/05/2017

Rooms: -

Property Type: House

Land Size: 462 sqm

20 Aria Ct DOREEN 3754 (REI)

Agent Comments



Price: \$546,000

Method: Auction Sale

Date: 06/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 449 sqm



32 Preserve Cirt DOREEN 3754 (REI)

Agent Comments



Price: \$536,000

Method: Private Sale

Date: 19/01/2017

Rooms: -

Property Type: House

Land Size: 512 sqm



Monica Diosi
9435 7666
0413 331 282

mdiosi@morrisonkleeman.com.au

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

117 Painted Hills Road, Doreen Vic 3754

Indicative selling price

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

Range between \$590,000

&

\$649,000

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
7 Sunningdale Rd DOREEN 3754	\$591,200	15/05/2017
20 Aria Ct DOREEN 3754	\$546,000	06/05/2017
32 Preserve Cirt DOREEN 3754	\$536,000	19/01/2017