

### 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

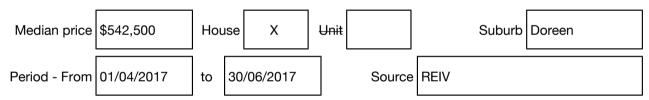
#### Indicative selling price

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

Range between \$660,000

&

#### Median sale price



\$690.000

#### 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	15 Dilwynia Av DOREEN 3754	\$681,000	26/07/2017
2	217 Cookes Rd DOREEN 3754	\$690,000	03/06/2017
3	10 Ashgate Dr DOREEN 3754	\$717,000	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

propertydata

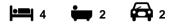
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners 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. 11 Ashgate Drive, Doreen Vic 3754



Jon Michael 0438 988 096 jmichael@morrisonkleeman.com.au





Rooms: Property Type: House Land Size: 687 sqm approx Agent Comments Indicative Selling Price \$660,000 - \$690,000 Median House Price June quarter 2017: \$542,500

## **Comparable Properties**

15 Dilwynia Av DOREEN 3754 (REI) 4 2 2 2 Price: \$681,000 Method: Private Sale Date: 26/07/2017 Rooms: - Property Type: House Land Size: 643 sqm approx	Agent Comments smaller size block and different quality build.
217 Cookes Rd DOREEN 3754 (REI) 2 2 2 2 Price: \$690,000 Method: Private Sale Date: 03/06/2017 Rooms: 7 Property Type: House (Res) Land Size: 634 sqm approx	Agent Comments Busy road, high spec home.
10 Ashgate Dr DOREEN 3754 (REI/VG) 4 2 2 2 Price: \$717,000 Method: Private Sale Date: 17/06/2017 Rooms: - Property Type: House Land Size: 687 sqm approx	Agent Comments Same size block, on the higher side of the road, arger house.

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