



Christian Marchetti
9717 8780
0400 233 946

cmarchetti@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

26 Succession Street, Doreen Vic 3754

Indicative selling price

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

Range between \$480,000

&

\$520,000

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	19 Escape Dr DOREEN 3754	\$525,000	13/09/2017
2	52 Orchard Rd DOREEN 3754	\$505,000	14/09/2017
3	17 Bassetts Rd DOREEN 3754	\$500,250	31/07/2017

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.~~



Christian Marchetti
9717 8780
0400 233 946

cmarchetti@morrisonkleeman.com.au

Indicative Selling Price

\$480,000 - \$520,000

Median House Price

June quarter 2017: \$542,500



4 2 2

Rooms:

Property Type: Residential

Land Size: 400 sqm approx

Agent Comments

Whether it's as an excellent owner-occupier or intelligent investment opportunity, this four bedroom, two bathroom home offers spacious accommodation options, generous, free flowing living spaces and a quiet position convenient to Ivanhoe Grammar, the Early Learning Centre, Hazel Glen P-12 and the bus.

Comparable Properties



19 Escape Dr DOREEN 3754 (REI)

4 2 2

Price: \$525,000

Method: Private Sale

Date: 13/09/2017

Rooms: 6

Property Type: House (Res)

Land Size: 460 sqm approx

Agent Comments

Slightly bigger block and owner occupied



52 Orchard Rd DOREEN 3754 (REI)

4 2 2

Price: \$505,000

Method: Private Sale

Date: 14/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 315 sqm approx

Agent Comments

Smaller block and well presented



17 Bassetts Rd DOREEN 3754 (REI)

4 2 2

Price: \$500,250

Method: Private Sale

Date: 31/07/2017

Rooms: 5

Property Type: House

Land Size: 431 sqm approx

Agent Comments

Slightly bigger block and owner occupied