

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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Address Including suburb and postcode	26 Succession Street, Doreen Vic 3754
ndicative selling pric	e

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

Range between	\$480,000	&	\$520,000
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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.

Add	dress 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.

Account - Morrison Kleeman | P: 03 94312444 | F: 03 94312650





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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



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 guiet position convenient to Ivanhoe Grammar, the Early Learning Centre, Hazel Glen P-12 and the bus.

Comparable Properties



19 Escape Dr DOREEN 3754 (REI)



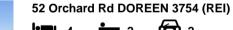


Agent Comments

Slightly bigger block and owner occupied

Price: \$525,000 Method: Private Sale Date: 13/09/2017 Rooms: 6

Property Type: House (Res) Land Size: 460 sqm approx







Agent Comments

Smaller block and well presented



Property Type: House (Res)

Land Size: 315 sqm approx





Agent Comments

Slightly bigger block and owner occupied

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17 Bassetts Rd DOREEN 3754 (REI)

Price: \$500,250 Method: Private Sale Date: 31/07/2017 Rooms: 5

Property Type: House Land Size: 431 sqm approx

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