



4 2 12

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 3601

Agent Comments

Large block size, 3 phase power 16x11 shed, 3 car oversized garage, extensive outdoor living.

Indicative Selling Price

\$1,300,000 - \$1,350,000

Median House Price

March quarter 2017: \$572,500

Comparable Properties



2 Rural PI DOREEN 3754 (REI)

4 2 6

Price: \$1,100,000

Method: Private Sale

Date: 20/03/2017

Rooms: 9

Property Type: House

Land Size: 2236 sqm

Agent Comments

This property is on a smaller block, the shedding is much smaller, The home has been built to a different standard.

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.



Jon Michael
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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

28 Rural Place, Doreen Vic 3754

Indicative selling price

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

Range between \$1,300,000 & \$1,350,000

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

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.