



James Newton  
9431 2444  
0421 733 914

jnewton@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

6 Leatherwood Court, Doreen Vic 3754

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000

&

\$550,000

#### Median sale price

Median price \$580,000

House

X

Unit

Suburb Doreen

Period - From 01/07/2017

to

30/09/2017

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	58 Cathedral Rise DOREEN 3754	\$547,000	22/07/2017
2	5 Beltons Way DOREEN 3754	\$542,500	21/06/2017
3	9 Bower Way DOREEN 3754	\$535,000	16/09/2017

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.~~



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**Indicative Selling Price**

\$500,000 - \$550,000

**Median House Price**

September quarter 2017: \$580,000



4 2 2

**Rooms:**

**Property Type:** Land

**Land Size:** 511 sqm approx

**Agent Comments**

## Comparable Properties



**58 Cathedral Rise DOREEN 3754 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$547,000

**Method:** Auction Sale

**Date:** 22/07/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 634 sqm approx



**5 Beltons Way DOREEN 3754 (VG)**

**Agent Comments**

4 - -

**Price:** \$542,500

**Method:** Sale

**Date:** 21/06/2017

**Rooms:** -

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 400 sqm approx



**9 Bower Way DOREEN 3754 (REI)**

**Agent Comments**

4 2 2

**Price:** \$535,000

**Method:** Private Sale

**Date:** 16/09/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 438 sqm approx