

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

62 Towerhill Avenue, Doreen Vic 3754

Indicative selling price

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

Range between \$620,000

&

\$680,000

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

These are the three properties sold within two kilometres of the property for sale in the last 6 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
24 Gunghalin Dr DOREEN 3754	\$647,500	19/05/2017
33 Vantage Point Blvd DOREEN 3754	\$647,000	20/02/2017
20 Vantage Point Blvd DOREEN 3754	\$635,000	23/05/2017

62 Towerhill Avenue, Doreen Vic 3754



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Indicative Selling Price

\$620,000 - \$680,000

Median House Price

March quarter 2017: \$572,500



Rooms:

Property Type: Land

Land Size: 512 sqm

Agent Comments

Comparable Properties



24 Gunghalin Dr DOREEN 3754 (REI)

Agent Comments



Price: \$647,500

Method: Private Sale

Date: 19/05/2017

Rooms: 7

Property Type: House (Res)

Land Size: 583 sqm



33 Vantage Point Blvd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$647,000

Method: Private Sale

Date: 20/02/2017

Rooms: -

Property Type: House

Land Size: 649 sqm



20 Vantage Point Blvd DOREEN 3754 (REI)

Agent Comments



Price: \$635,000

Method: Private Sale

Date: 23/05/2017

Rooms: -

Property Type: House

Land Size: 635 sqm