



 4  2  2

Rooms:

Property Type: Strata Unit/Flat

Land Size: 404 sqm approx

Agent Comments

Indicative Selling Price

\$540,000 - \$580,000

Median House Price

December quarter 2017: \$612,000

Comparable Properties



6 Leatherwood Ct DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$570,000

Method: Auction Sale

Date: 18/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 511 sqm approx



2 Sunningdale Rd DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$570,000

Method: Private Sale

Date: 08/11/2017

Rooms: 5

Property Type: House

Land Size: 515 sqm approx



45 Sanctum Cirt DOREEN 3754 (VG)

Agent Comments

 4  -  -

Price: \$550,000

Method: Sale

Date: 06/11/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 389 sqm approx

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

10 Holding Way, Doreen Vic 3754

Indicative selling price

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

Range between

\$540,000

&

\$580,000

Median sale price

Median price

\$612,000

House

X

Unit

Suburb

Doreen

Period - From

01/10/2017

to

31/12/2017

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 | 6 Leatherwood Ct DOREEN 3754 | \$570,000 | 18/11/2017 |
| 2 | 2 Sunningdale Rd DOREEN 3754 | \$570,000 | 08/11/2017 |
| 3 | 45 Sanctum Cirt DOREEN 3754 | \$550,000 | 06/11/2017 |

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.~~