





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)

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)





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)







Price: \$550,000 Method: Sale Date: 06/11/2017

Property Type: House (Previously Occupied -

**Agent Comments** 

**Agent Comments** 

**Agent Comments** 



Rooms: -

Detached)

Land Size: 389 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale	è
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Address	10 Holding Way, Doreen Vic 3754
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$540,000	&	\$580,000	
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#### Median sale price

Median price	\$612,000	Нои	ıse	Х	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.

Ad	dress 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.





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