



Christian Marchetti

94312444

0400233946

cmarchetti@morrisonkleeman.com.au

Indicative Selling Price

\$480,000 - \$520,000

Median House Price

March quarter 2017: \$572,500



4 2 2

Rooms:

Property Type: House

Land Size: 608 sqm

Agent Comments

Get set to enjoy stylish living and an entertaining lifestyle. Situated in a low-traffic locale of quiet courts and crescents, central to schools and the village, a fabulous floorplan of four bedrooms, two bathroom and three living areas ensures harmonious family living and easy indoor-outdoor entertaining.

Comparable Properties



14 Russel Way DOREEN 3754 (REI)

4 2 2

Price: \$522,000

Method: Private Sale

Date: 04/04/2017

Rooms: -

Property Type: House

Land Size: 400 sqm

Agent Comments

Smaller block, nicer presented and more grass backyard space



54 Eliot Av DOREEN 3754 (REI)

4 2 2

Price: \$495,000

Method: Private Sale

Date: 21/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 397 sqm

Agent Comments

Newer home, smaller block, better street location



36 McKenzie Way DOREEN 3754 (REI)

4 2 2

Price: \$485,000

Method: Private Sale

Date: 15/04/2017

Rooms: 7

Property Type: House (Res)

Land Size: 400 sqm

Agent Comments

Better presented but a smaller block



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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

14 Bear Crescent, Doreen Vic 3754

Indicative selling price

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

Range between \$480,000

&

\$520,000

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
14 Russel Way DOREEN 3754	\$522,000	04/04/2017
54 Eliot Av DOREEN 3754	\$495,000	21/04/2017
36 Mckenzie Way DOREEN 3754	\$485,000	15/04/2017