



3 2 2

Rooms:

Property Type: Land

Land Size: 462

Agent Comments

3 years old, owner built, 462sqm block approx, great location.

Indicative Selling Price

\$500,000 - \$540,000

Median House Price

March quarter 2017: \$572,500

Comparable Properties



4 Charbray St DOREEN 3754 (REI/VG)

3 2 2

Price: \$505,000

Method: Private Sale

Date: 29/11/2016

Rooms: 6

Property Type: House (Res)

Land Size: 576 sqm

Agent Comments

larger land, 3 bedrooms, not built to the same standard, different quality finishes.



43 Elation Blvd DOREEN 3754 (REI)

3 2 2

Price: \$512,000

Method: Private Sale

Date: 28/03/2017

Rooms: -

Property Type: House

Land Size: 476 sqm

Agent Comments

Similar land, 3 bedrooms, Resort Boulevard Estate.

36 Timbertop Dr DOREEN 3754 (REI)

3 2 2

Price: \$540,000

Method: Private Sale

Date: 11/04/2017

Rooms: -

Property Type: House

Land Size: 473.40 sqm

Agent Comments

Similar land size, 3 bedrooms, similar location (close to amenities).



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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

7 Sunningdale Road, Doreen Vic 3754

Indicative selling price

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

Range between \$500,000 & \$540,000

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
4 Charbray St DOREEN 3754	\$505,000	29/11/2016
43 Elation Blvd DOREEN 3754	\$512,000	28/03/2017
36 Timbertop Dr DOREEN 3754	\$540,000	11/04/2017