

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

9 Refuge Place, 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
10 Coolgardie Way DOREEN 3754	\$520,000	23/03/2017
12 Treehaven Way DOREEN 3754	\$500,000	04/05/2017
17 Elation Blvd DOREEN 3754	\$495,000	13/04/2017



Rooms:
Property Type: Land
Land Size: 541 sqm
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median House Price
March quarter 2017: \$572,500

Comparable Properties



10 Coolgardie Way DOREEN 3754 (REI)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 23/03/2017
Rooms: 5
Property Type: House (Res)
Land Size: 500 sqm



12 Treehaven Way DOREEN 3754 (REI)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 04/05/2017
Rooms: -
Property Type: House
Land Size: 510 sqm



17 Elation Blvd DOREEN 3754 (REI)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 13/04/2017
Rooms: 5
Property Type: House (Res)
Land Size: 496 sqm