



Jon Michael  
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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

6 Clarendon Views, Doreen Vic 3754

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000

&

\$750,000

#### Median sale price

Median price \$542,500

House

X

Unit

Suburb Doreen

Period - From 01/04/2017

to

30/06/2017

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	10 Ashgate Dr DOREEN 3754	\$717,000	17/06/2017
2	756 Yan Yean Rd YARRAMBAT 3091	\$720,000	26/04/2017
3	18 Roaming Rd DOREEN 3754	\$750,000	31/07/2017

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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4 2 3

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 710 sqm approx

Agent Comments

**Indicative Selling Price**

\$700,000 - \$750,000

**Median House Price**

June quarter 2017: \$542,500

Set within the coveted Vaucluse Estate, this striking family home on a 710m2 (approx) landscaped allotment combines fabulous living and entertaining spaces with a huge decked alfresco and lush kid and pet friendly lawn to deliver brilliant indoor proportions and outstanding outdoor appeal.

## Comparable Properties



**10 Ashgate Dr DOREEN 3754 (REI)**

4 2 2

**Price:** \$717,000

**Method:** Private Sale

**Date:** 17/06/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 687 sqm approx

**Agent Comments**

Lower quality build, similar block, same estate.



**756 Yan Yean Rd YARRAMBAT 3091 (REI)**

4 3 3

**Price:** \$720,000

**Method:** Private Sale

**Date:** 26/04/2017

**Rooms:** 7

**Property Type:** House

**Land Size:** 1277 sqm approx

**Agent Comments**

Larger block, main road, pool, similar finishes.



**18 Roaming Rd DOREEN 3754 (REI)**

4 2 2

**Price:** \$750,000

**Method:** Private Sale

**Date:** 31/07/2017

**Rooms:** 5

**Property Type:** House

**Agent Comments**

Similar block, different floorplan.