



Nicholas Matkin
9717 8780
0401 243 059

nmatkin@morrisonkleeman.com.au

Indicative Selling Price

\$470,000 - \$510,000

Median House Price

March quarter 2017: \$572,500



3 2 2

Rooms:

Property Type: Land

Land Size: 434 approx sqm

Agent Comments

Comparable Properties



3 Loftus La DOREEN 3754 (REI)

3 2 2

Price: \$511,300

Method: Private Sale

Date: 25/05/2017

Rooms: -

Property Type: House

Land Size: 400 sqm

Agent Comments

Extra living space, smaller block, basic finishes



42 Elation Blvd DOREEN 3754 (REI)

3 2 2

Price: \$480,000

Method: Private Sale

Date: 19/04/2017

Rooms: 4

Property Type: House

Agent Comments

Similar layout, smaller block, similar finishes



37 Starboard Dr DOREEN 3754 (REI/VG)

3 2 2

Price: \$470,000

Method: Private Sale

Date: 12/01/2017

Rooms: 4

Property Type: House

Land Size: 385 sqm

Agent Comments

Similar layout, smaller block, similar finishes



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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

3 Vichy Avenue, Doreen Vic 3754

Indicative selling price

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

Range between \$470,000

&

\$510,000

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
3 Loftus La DOREEN 3754	\$511,300	25/05/2017
42 Elation Blvd DOREEN 3754	\$480,000	19/04/2017
37 Starboard Dr DOREEN 3754	\$470,000	12/01/2017