

50 Midland Road, Doreen Vic 3754



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**Indicative Selling Price**

\$590,000 - \$645,000

**Median House Price**

June quarter 2017: \$542,500



**Rooms:**

**Property Type:** Land

**Land Size:** 604 sqm approx

**Agent Comments**

## Comparable Properties



**6 Graffs Av DOREEN 3754 (REI)**

**Agent Comments**



**Price:** \$626,500

**Method:** Private Sale

**Date:** 27/07/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 621 sqm approx



**9 Orient Dr DOREEN 3754 (REI/VG)**

**Agent Comments**



**Price:** \$625,000

**Method:** Private Sale

**Date:** 04/04/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 589 sqm approx



**5 Dargo Cr DOREEN 3754 (REI/VG)**

**Agent Comments**



**Price:** \$595,000

**Method:** Private Sale

**Date:** 17/03/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 600 sqm approx

## 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 50 Midland Road, 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 \$590,000 & \$645,000

#### 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 6 Graffs Av DOREEN 3754	\$626,500	27/07/2017
2 9 Orient Dr DOREEN 3754	\$625,000	04/04/2017
3 5 Dargo Cr DOREEN 3754	\$595,000	17/03/2017

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.~~