



Tristan Messerle

9431 2444

0438 176 416

tmesserle@morrisonkleeman.com.au

Indicative Selling Price

\$870,000 - \$940,000

Median House Price

March quarter 2017: \$572,500



3 2 2

Rooms: 7

Property Type: House

Land Size: 560

Agent Comments

Comparable Properties



50 Downey Dr DOREEN 3754 (REI/VG)

Agent Comments

4 3 7

Price: \$1,375,000

Method: Private Sale

Date: 31/01/2017

Rooms: -

Property Type: House

Land Size: 2590 sqm



24 Rural PI DOREEN 3754 (REI/VG)

Agent Comments

4 2 8

Price: \$1,430,000

Method: Private Sale

Date: 06/01/2017

Rooms: -

Property Type: House

Land Size: 4100 sqm



33 Ballam Way DOREEN 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$800,000

Method: Private Sale

Date: 09/12/2016

Rooms: 7

Property Type: House

Land Size: 1288 sqm



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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

2 Laggar Link, Doreen Vic 3754

Indicative selling price

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

Range between \$870,000 & \$940,000

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
50 Downey Dr DOREEN 3754	\$1,375,000	31/01/2017
24 Rural PI DOREEN 3754	\$1,430,000	06/01/2017
33 Ballam Way DOREEN 3754	\$800,000	09/12/2016