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> **Indicative Selling Price** \$870,000 - \$940,000 **Median House Price** March quarter 2017: \$572,500



Rooms: 7

Property Type: House Land Size: 560 **Agent Comments** 

# Comparable Properties



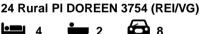
50 Downey Dr DOREEN 3754 (REI/VG)



Price: \$1,375,000 Method: Private Sale Date: 31/01/2017 Rooms: -

Property Type: House Land Size: 2590 sqm





Agent Comments

**Agent Comments** 

**Agent Comments** 



Property Type: House Land Size: 4100 sqm



33 Ballam Way DOREEN 3754 (REI/VG)





Price: \$800,000 Method: Private Sale Date: 09/12/2016 Rooms: 7

Property Type: House Land Size: 1288 sqm

**Account** - Morrison Kleeman | P: 03 94312444 | F: 03 94312650





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	2 Laggar Link, Doreen Vic 3754
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$870,000	&	\$940,000
	<b>4</b> • • • • • • • • • • • • • • • • • • •		70.10,000

#### Median sale price

Median price \$572	2,500 H	ouse X		Sul	burb	Doreen	
Period - From 01/0	01/2017 to	31/03/201	7	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



