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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 Treehaven Way, 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 \$530,000

&

\$570,000

#### 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	3 Cormorant CI DOREEN 3754	\$598,000	18/07/2017
2	5 Mountain Way DOREEN 3754	\$565,000	12/07/2017
3	43 Resort Blvd DOREEN 3754	\$555,000	23/08/2017

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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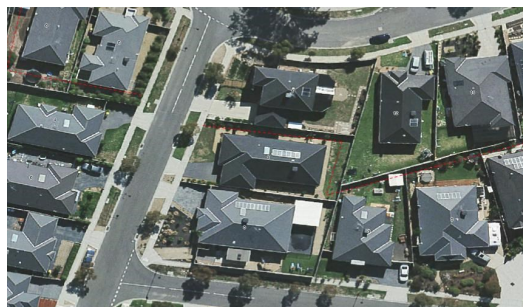
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**Indicative Selling Price**

\$530,000 - \$570,000

**Median House Price**

June quarter 2017: \$542,500



3 2 2

**Rooms:**

**Property Type:** Residential

**Land Size:** 603 sqm approx

Agent Comments

## Comparable Properties



**3 Cormorant CI DOREEN 3754 (REI)**

3 2 2

**Price:** \$598,000

**Method:** Private Sale

**Date:** 18/07/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 510 sqm approx

Agent Comments

Smaller block but with inground pool



**5 Mountain Way DOREEN 3754 (REI)**

4 2 2

**Price:** \$565,000

**Method:** Private Sale

**Date:** 12/07/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 596 sqm approx

Agent Comments

Slightly smaller block but 4 bedrooms, previously tenanted, steep driveway

**43 Resort Blvd DOREEN 3754 (REI)**

3 2 2

**Price:** \$555,000

**Method:** Private Sale

**Date:** 23/08/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 509 sqm approx

Agent Comments

Smaller block