



Jon Michael
0438 988 096

jmichael@morrisonkleeman.com.au

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

30 Eminence Boulevard, Doreen Vic 3754

Indicative selling price

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

Range between \$640,000

&

\$690,000

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 Lady Peel Rise DOREEN 3754	\$680,000	19/06/2017
2	15 Dilwynia Av DOREEN 3754	\$681,000	26/07/2017
3	217 Cookes Rd DOREEN 3754	\$690,000	03/06/2017

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.~~



Rooms:
Property Type: Land
Land Size: 589 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$690,000
Median House Price
June quarter 2017: \$542,500

Comparable Properties



3 Lady Peel Rise DOREEN 3754 (REI/VG)



Price: \$680,000
Method: Private Sale
Date: 19/06/2017
Rooms: 8
Property Type: House (Res)
Land Size: 630 sqm approx

Agent Comments

Larger block, similar size house, different quality houses.



15 Dilwynia Av DOREEN 3754 (REI)



Price: \$681,000
Method: Private Sale
Date: 26/07/2017
Rooms: -
Property Type: House
Land Size: 643 sqm approx

Agent Comments

Larger block, larger house, not as high quality finishes.



217 Cookes Rd DOREEN 3754 (REI)



Price: \$690,000
Method: Private Sale
Date: 03/06/2017
Rooms: 7
Property Type: House (Res)
Land Size: 634 sqm approx

Agent Comments

Larger block size, similar size house, similar finishes.