

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

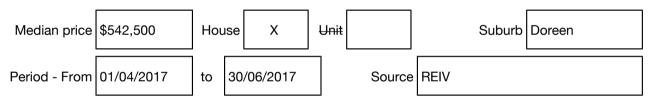
Address 30 Eminence Boulevard, Doreen Vic 3754 Including suburb and postcode

Indicative selling price

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

 Range between
 \$640,000
 &
 \$690,000

Median sale price



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.

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

propertydata

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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.

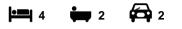


30 Eminence Boulevard, Doreen Vic 3754



Jon Michael 0438 988 096 jmichael@morrisonkleeman.com.au





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) Image: 1 Image: 2 Image: 2 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) 4 2 2 2 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) 2 2 2 2 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.

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