



Rooms:

Property Type: Land Land Size: 347 sqm approx

Agent Comments

Indicative Selling Price \$480,000 - \$520,000 Median House Price

December quarter 2017: \$612,000

Comparable Properties



37 Fortress Rd DOREEN 3754 (REI)



Agent Comments

Price: \$530,000 Method: Auction Sale Date: 03/03/2018

Rooms: 6

Property Type: House (Res) Land Size: 368 sqm approx

28 Sanctum Cirt DOREEN 3754 (REI)





Agent Comments

Price: \$529,000

Method: Sold Before Auction

Date: 23/03/2018

Rooms: 4

Property Type: House (Res) Land Size: 224 sqm approx



6 Ashgate Dr DOREEN 3754 (REI/VG)

3





Price: \$510,000

Method: Sold Before Auction

Date: 20/11/2017

Rooms: -

Property Type: House (Res) Land Size: 385 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Prope | erty | offered | for | sale |
|--------------|------|---------|-----|------|
|--------------|------|---------|-----|------|

| Address | 36 Elation 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 | \$480,000 | & | \$520,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price | \$612,000 | Hou | se X | | Unit | | Suburb | Doreen |
|---------------|------------|-----|----------|-----|------|--------|--------|--------|
| Period - From | 01/10/2017 | to | 31/12/20 |)17 | | Source | REIV | |

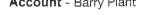
Comparable property sales (*Delete A or B below as applicable)

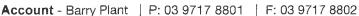
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property | Price | Date of sale |
|----|------------------------------|-----------|--------------|
| 1 | 37 Fortress Rd DOREEN 3754 | \$530,000 | 03/03/2018 |
| 2 | 28 Sanctum Cirt DOREEN 3754 | \$529,000 | 23/03/2018 |
| 3 | 6 Ashgate Dr DOREEN 3754 | \$510,000 | 20/11/2017 |

OR

8* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.









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