



 3  2  2

**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**

 3  2  2

**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**

 3  2  2

**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)**

**Agent Comments**

 3  2  2

**Price:** \$510,000  
**Method:** Sold Before Auction  
**Date:** 20/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 385 sqm approx

## 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

36 Elation Boulevard, 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 \$480,000 & \$520,000

#### Median sale price

Median price \$612,000 House ☒ Unit ☐ Suburb Doreen

Period - From 01/10/2017 to 31/12/2017 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	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

**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.~~