



Monica Diosi

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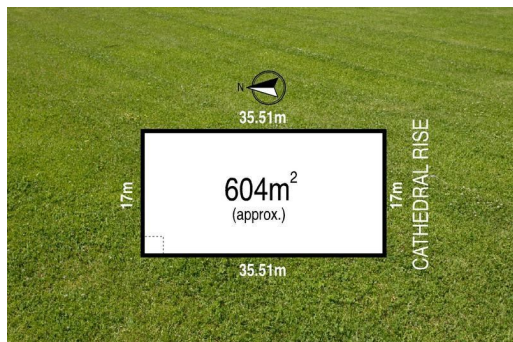
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Indicative Selling Price

\$590,000 - \$640,000

Median House Price

March quarter 2017: \$572,500



4 2 2

Rooms:**Property Type:** Established

Property

Land Size: 604**Agent Comments**

4 Year old home. 3 living spaces. Over size garage with drive through access. Over size laundry. Stone finishes throughout. Landscaped gardens, retaining walls and shed.

Comparable Properties

**320 Flaxen Hills Rd DOREEN 3754 (REI/VG)**

4 2 2

Price: \$605,000**Method:** Private Sale**Date:** 08/12/2016**Rooms:** -**Property Type:** House**Land Size:** 629 sqm**Agent Comments**

Bit bigger block size with similar living spaces and still grassed back yard with alfresco.

**61 Serle St DOREEN 3754 (REI)**

4 2 2

Price: \$631,100**Method:** Private Sale**Date:** 25/01/2017**Rooms:** -**Property Type:** House**Land Size:** 607 sqm**Agent Comments**

Similar block size, much older home with one less living space

**16 Counthan Tce DOREEN 3754 (REI/VG)**

4 2 2

Price: \$650,000**Method:** Private Sale**Date:** 08/02/2017**Rooms:** 7**Property Type:** House (Res)**Land Size:** 650 sqm**Agent Comments**

Older home on larger block. One less living space but larger alfresco and more spacious back yard.



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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

60 Cathedral Rise, Doreen Vic 3754

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$572,500

House

X

Suburb

Doreen

Period - From 01/12/2016

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
320 Flaxen Hills Rd DOREEN 3754	\$605,000	08/12/2016
61 Serle St DOREEN 3754	\$631,100	25/01/2017
16 Counthan Tce DOREEN 3754	\$650,000	08/02/2017