



4 2 2

Rooms:
Property Type: Residential
Land Size: 643 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median House Price
Year ending June 2017: \$545,000

Comparable Properties



194 Hazel Glen Dr DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$675,100
Method: Private Sale
Date: 03/07/2017
Rooms: -
Property Type: House
Land Size: 640 sqm approx



16 Counthan Tce DOREEN 3754 (REI/VG)

Agent Comments

4 2 2

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



61 Serle St DOREEN 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$631,100
Method: Private Sale
Date: 25/01/2017
Rooms: -
Property Type: House
Land Size: 607 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	15 Dilwynia Avenue, Doreen Vic 3754
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Indicative selling price

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

Range between	\$620,000	&	\$680,000
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Median sale price

Median price	\$545,000	House	X	Suburb	Doreen
Period - From	01/07/2016	to	30/06/2017	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
194 Hazel Glen Dr DOREEN 3754	\$675,100	03/07/2017
16 Counthan Tce DOREEN 3754	\$650,000	08/02/2017
61 Serle St DOREEN 3754	\$631,100	25/01/2017