

Statement of Information

Single residential property located in the Melbourne metropolitan

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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Address Including suburb and postcode	77 Sunstone Boulevard, Doreen Vic 3754
ndicative selling pric	ce

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

Range between	\$640,000	&	\$690,000
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Median sale price

Median price	\$542,500	Hou	ise X	Unit		Suburb	Doreen
Period - From	01/04/2017	to	30/06/2017		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.

Add	dress of comparable property	Price	Date of sale
1	8 Beacon PI DOREEN 3754	\$657,500	28/09/2017
2	15 Dilwynia Av DOREEN 3754	\$681,000	26/07/2017
3	45 Sunstone Blvd DOREEN 3754	\$685,199	14/08/2017

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





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Indicative Selling Price \$640,000 - \$690,000

June quarter 2017: \$542,500

Median House Price

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





Rooms:

Property Type: Land Land Size: 452 sqm approx

Agent Comments

There's been no shortcuts taken when it comes to the quality, style and space showcased throughout the impressive interior and relaxing outdoors of this luxurious four bedroom, two bathroom Henley Home, set for lifestyle excellence in the Riverstone Estate.

Comparable Properties



8 Beacon PI DOREEN 3754 (REI)





Agent Comments

larger block, lower quality finishes.

Price: \$657,500 Method: Private Sale Date: 28/09/2017

Rooms: -

Property Type: House (Res) Land Size: 613 sqm approx



15 Dilwynia Av DOREEN 3754 (REI)





Agent Comments

Larger block, lower quality finishes.

Price: \$681.000 Method: Private Sale Date: 26/07/2017 Rooms: -

Property Type: House Land Size: 643 sqm approx

45 Sunstone Blvd DOREEN 3754 (REI)



Agent Comments

Same street, larger block, lower quality finishes.

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Price: \$685,199 Method: Private Sale Date: 14/08/2017 Rooms: 10

Property Type: House (Res) Land Size: 507 sqm approx

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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.