



 4
  2
  2

**Rooms:****Property Type:** House (Res)**Land Size:** 560 sqm approx

Agent Comments

**Indicative Selling Price**

\$590,000 - \$630,000

**Median House Price**

June quarter 2017: \$542,500

## Comparable Properties

**9 Orient Dr DOREEN 3754 (REI/VG)**

Agent Comments

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  2

**Price:** \$625,000**Method:** Private Sale**Date:** 04/04/2017**Rooms:** -**Property Type:** House**Land Size:** 589 sqm approx**1 Sweeney Dr DOREEN 3754 (REI)**

Agent Comments

 4
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  2

**Price:** \$620,000**Method:** Expression of Interest**Date:** 22/05/2017**Rooms:** 7**Property Type:** House**13 Corriedale Dr DOREEN 3754 (REI/VG)**

Agent Comments

 4
  2
  2

**Price:** \$600,000**Method:** Auction Sale**Date:** 01/04/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 840 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

32 Dargo Crescent, 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 \$590,000

&

\$630,000

#### Median sale price

Median price \$542,500

House

X

Suburb

Doreen

Period - From 01/04/2017

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
9 Orient Dr DOREEN 3754	\$625,000	04/04/2017
1 Sweeney Dr DOREEN 3754	\$620,000	22/05/2017
13 Corriedale Dr DOREEN 3754	\$600,000	01/04/2017