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Indicative Selling Price

\$480,000 - \$520,000

Median House Price

March quarter 2017: \$572,500



4 2 2

Rooms:

Property Type: Brick Veener

Land Size: 597 sqm approx

Agent Comments

An exceptional position close to the early learning centre, public and private schools (Hazel Glen P-12. Ivanhoe and St Pauls), transport and Towerhill Park, fabulous open-plan layout and low-maintenance garden tick just every box for family friendly living in this contemporary home.

Comparable Properties



5 Stature St DOREEN 3754 (REI)

4 2 2

Price: \$587,500

Method: Private Sale

Date: 04/05/2017

Rooms: -

Property Type: House

Land Size: 470 sqm approx

Agent Comments

Brand new build from a prestige builder. A weatherboard facade and not as steep drive way. High spec throughout the home also.



2 San Sisto Green MERNDA 3754 (REI)

4 2 2

Price: \$502,000

Method: Auction Sale

Date: 08/06/2017

Rooms: 5

Property Type: House (Res)

Land Size: 580 sqm approx

Agent Comments

Not as bigger a block, flat driveway and backyard was not complete need work.



12 Treehaven Way DOREEN 3754 (REI)

3 2 2

Price: \$500,000

Method: Private Sale

Date: 04/05/2017

Rooms: -

Property Type: House

Land Size: 510 sqm approx

Agent Comments

Smaller block, 1 less bedroom and was owner occupied not tenanted



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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

5 Mountain Way, Doreen Vic 3754

Indicative selling price

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

Range between \$480,000

&

\$520,000

Median sale price

Median price \$572,500

House

X

Suburb

Doreen

Period - From 01/01/2017

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
5 Stature St DOREEN 3754	\$587,500	04/05/2017
2 San Sisto Green MERNDA 3754	\$502,000	08/06/2017
12 Treehaven Way DOREEN 3754	\$500,000	04/05/2017