





Rooms: Property Type: Brick Veener Land Size: 597 sqm approx Agent Comments Christian Marchetti 94312444 0400233946 cmarchetti@morrisonkleeman.com.au

> Indicative Selling Price \$480,000 - \$520,000 Median House Price March quarter 2017: \$572,500

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

CORPORATION AND AND AND AND AND AND AND AND AND AN	5 Stature St DOREEN 3754 (REI) 4 2 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 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 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 5 Mountain Way, Doreen Vic 3754 Including suburb and postcode

Indicative selling price

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

Range betweer	\$480,000		&	\$520,000	
Median sale p	rice				
Median price	\$572,500	House	x	Subu	rb Doreen
Period - From	01/01/2017	to 31/0	3/2017	Source	EIV

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

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