

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 | 3 Tower Hill Avenue, Doreen Vic 3754 |
|----------------------|--------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$660,000 | & | \$726,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price | \$612,000 | Hou | use X | Unit | | Suburb | Doreen |
|---------------|------------|-----|------------|------|--------|--------|--------|
| Period - From | 01/10/2017 | to | 31/12/2017 | | Source | REIV | |

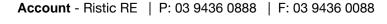
Comparable property sales (*Delete A or B below as applicable)

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.

| Ad | dress of comparable property | Price | Date of sale |
|----|--------------------------------|-----------|--------------|
| 1 | 3 Ginninderry Grng MERNDA 3754 | \$726,000 | 09/09/2017 |
| 2 | 11 Francesca Dr MERNDA 3754 | \$705,000 | 23/11/2017 |
| 3 | 11 Ashgate Dr DOREEN 3754 | \$670,000 | 25/10/2017 |

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.







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Rooms:

Property Type: House Land Size: 676 sqm approx

Agent Comments

Indicative Selling Price \$660,000 - \$726,000 **Median House Price** December quarter 2017: \$612,000

Comparable Properties



3 Ginninderry Grng MERNDA 3754 (REI/VG)

Price: \$726,000 Method: Auction Sale Date: 09/09/2017 Rooms: 5

Property Type: House (Res) Land Size: 573 sqm approx

Agent Comments



11 Francesca Dr MERNDA 3754 (REI)

Price: \$705.000 Method: Private Sale Date: 23/11/2017 Rooms: 8

Property Type: House (Res) Land Size: 696 sqm approx

Agent Comments



11 Ashgate Dr DOREEN 3754 (REI/VG)

Price: \$670,000 Method: Private Sale Date: 25/10/2017 Rooms: 6

Property Type: House (Res) Land Size: 687 sqm approx

Agent Comments

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