

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 3 Tower Hill Avenue, Doreen Vic 3754

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

House

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.

	Address 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.



 4  2  2

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)

Agent Comments

 4  2  2

Price: \$726,000
Method: Auction Sale
Date: 09/09/2017
Rooms: 5
Property Type: House (Res)
Land Size: 573 sqm approx



11 Francesca Dr MERNDA 3754 (REI)

Agent Comments

 4  2  2

Price: \$705,000
Method: Private Sale
Date: 23/11/2017
Rooms: 8
Property Type: House (Res)
Land Size: 696 sqm approx



11 Ashgate Dr DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$670,000
Method: Private Sale
Date: 25/10/2017
Rooms: 6
Property Type: House (Res)
Land Size: 687 sqm approx