



**Rooms:**  
**Property Type:** Land (Res)  
**Land Size:** 600 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$660,000 - \$726,000  
**Median House Price**  
March quarter 2017: \$572,500

## Comparable Properties



10 Ashgate Dr DOREEN 3754 (REI)

Agent Comments



**Price:** \$717,000  
**Method:** Private Sale  
**Date:** 17/06/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 687 sqm approx



3 Lady Peel Rise DOREEN 3754 (REI)

Agent Comments



**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 19/06/2017  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 630 sqm approx



60 Cathedral Rise DOREEN 3754 (REI)

Agent Comments



**Price:** \$666,500  
**Method:** Private Sale  
**Date:** 15/05/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 604 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

19 Werther Way, 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 \$660,000 & \$726,000

#### 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
10 Ashgate Dr DOREEN 3754	\$717,000	17/06/2017
3 Lady Peel Rise DOREEN 3754	\$680,000	19/06/2017
60 Cathedral Rise DOREEN 3754	\$666,500	15/05/2017