

Rob Drinkwater 9717 8801 0458 502 052 rdrinkwater@barryplant.com.au

### Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section ATAE of the Estate Agents Act 1980

	36	ection 47AF of the Estate Agents Act 1960
Property offered for	or sale	
Addre Including suburb ar postcod	nd	
Indicative selling p	price	
For the meaning of th	is price see consumer.vic.gov.au/unde	erquoting
Range between \$5	70,000 & \$62	25,000
Median sale price	a	
Median price \$542	,500 House X Unit	Suburb Doreen
Period - From 01/04	4/2017 to 30/06/2017	Source
Comparable prope	rty sales (*Delete A or B below as	s applicable)
	he estate agent or agent's representat	netres of the property for sale in the last six live considers to be most comparable to the

Address of comparable property		Price	Date of sale
1	117 Painted Hills Rd DOREEN 3754	\$612,000	26/06/2017
2	91 Eliot Av DOREEN 3754	\$590,000	07/08/2017
3	32 Woorawa Dr DOREEN 3754	\$590,000	28/02/2017

### OR

8\* 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.

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802





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> Indicative Selling Price \$570,000 - \$625,000 Median House Price June quarter 2017: \$542,500





# Comparable Properties



117 Painted Hills Rd DOREEN 3754 (REI)







Price: \$612,000 Method: Private Sale Date: 26/06/2017

Rooms: -

Property Type: House Land Size: 516 sqm approx

91 Eliot Av DOREEN 3754 (REI)





Agent Comments

Price: \$590,000 Method: Private Sale Date: 07/08/2017

Rooms: -

Property Type: House Land Size: 448 sqm approx



32 Woorawa Dr DOREEN 3754 (REI/VG)





Price: \$590,000 Method: Private Sale Date: 28/02/2017

Rooms: -

Property Type: House Land Size: 480 sqm approx Agent Comments

**Agent Comments** 

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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