

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

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	71 Merredin Circuit, Doreen Vic 3754				
Including suburb and					
postcode					

Indicative selling price

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

Range between	\$550,000	&	\$570,000

Median sale price

Median price	\$586,500	Ηοι	ıse X	1	Unit [Suburb	Doreen
Period - From	01/10/2018	to	31/12/2018			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.

Add	dress of comparable property	Price	Date of sale
1	11 Martha Lnk DOREEN 3754	\$570,000	25/09/2018
2	12 Cashmere Dr DOREEN 3754	\$565,000	30/11/2018
3	45 Coulthard Cr DOREEN 3754	\$555,000	29/10/2018

OR

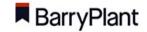
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





Generated: 08/02/2019 15:52



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

Indicative Selling Price \$550,000 - \$570,000 Median House Price December quarter 2018: \$586,500



Rooms:
Property Type: House (New -

Detached) **Land Size:** 460 sqm approx

Agent Comments

Comparable Properties



11 Martha Lnk DOREEN 3754 (REI/VG)

4



2

Price: \$570,000 Method: Private Sale Date: 25/09/2018

Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 400 sqm approx

Agent Comments



12 Cashmere Dr DOREEN 3754 (REI/VG)

-3



6

Price: \$565,000 **Method:** Private Sale **Date:** 30/11/2018

Rooms: -

Property Type: House (Res) **Land Size:** 541 sqm approx

Agent Comments



45 Coulthard Cr DOREEN 3754 (REI/VG)

•==





6

Price: \$555,000 Method: Private Sale Date: 29/10/2018

Rooms: 9

Property Type: House **Land Size:** 400 sqm approx

Agent Comments

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





Generated: 08/02/2019 15:52