

John Heath 03 9717 8801 0404 003 194 jheath@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	11 Oakridge Street, Doreen Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$630,000	&	\$693,000
---------------	-----------	---	-----------

Median sale price

Median price	\$586,500	Hou	use X	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.

Ad	dress of comparable property	Price	Date of sale
1	4 Ferguson Dr DOREEN 3754	\$660,000	20/02/2019
2	25 Laurimar Blvd DOREEN 3754	\$630,125	13/03/2019
3	2 Marengo Av DOREEN 3754	\$620,000	08/03/2019

OR

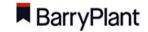
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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



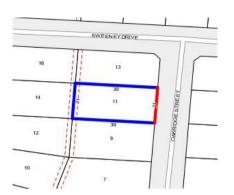


Generated: 26/04/2019 09:50



John Heath 03 9717 8801 0404 003 194 iheath@barryplant.com.au

Indicative Selling Price \$630,000 - \$693,000 **Median House Price** December quarter 2018: \$586,500



Rooms:

Property Type: Land Land Size: 819 sqm approx

Agent Comments

Comparable Properties



4 Ferguson Dr DOREEN 3754 (REI)

Price: \$660,000 Method: Private Sale Date: 20/02/2019 Rooms: 5

Property Type: House (Res) Land Size: 553 sqm approx

Agent Comments



25 Laurimar Blvd DOREEN 3754 (REI)

-3



Price: \$630.125 Method: Private Sale Date: 13/03/2019

Rooms: -

Property Type: House (Res) Land Size: 448 sqm approx

Agent Comments



2 Marengo Av DOREEN 3754 (REI)



Price: \$620,000 Method: Private Sale Date: 08/03/2019

Rooms: -

Property Type: House (Res) Land Size: 567 sqm approx

Agent Comments

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





Generated: 26/04/2019 09:50