

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 Including suburb and postcode	116 Eminence Boulevard, Doreen Vic 3754					

Indicative selling price

Fartha magning of this	orioo ooo oonaymaryia	a a v , a v / v , a d a v a v , a tip a
For the meaning of this	once see consumer.vic.ç	gov.au/underquoting

Range between	\$510,000	&	\$560,000

Median sale price

Median price	\$600,000	Hou	use X	Unit		Suburb	Doreen
Period - From	01/04/2017	to	31/03/2018		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	42 Buckley St DOREEN 3754	\$560,000	01/02/2018
2	45 Sanctum Cirt DOREEN 3754	\$550,000	06/11/2017
3	23 Fitzwilliam Dr DOREEN 3754	\$530,000	22/02/2018

OR

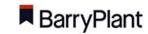
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





Generated: 26/04/2018 16:42



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

Indicative Selling Price \$510,000 - \$560,000 **Median House Price** Year ending March 2018: \$600,000





Land Size: 342 sqm approx Agent Comments

Comparable Properties

42 Buckley St DOREEN 3754 (REI)

Price: \$560,000 Method: Private Sale Date: 01/02/2018

Rooms: -

Property Type: House (Res)

Agent Comments



45 Sanctum Cirt DOREEN 3754 (VG)

Price: \$550,000 Method: Sale Date: 06/11/2017

Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 389 sqm approx

Agent Comments

23 Fitzwilliam Dr DOREEN 3754 (VG)

4

Price: \$530,000 Method: Sale Date: 22/02/2018 Rooms: -

Property Type: House (New - Detached)

Land Size: 405 sqm approx

Agent Comments

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





Generated: 26/04/2018 16:42