Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	83 Wallaroo Way, Doreen Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$595,000	&	\$650,000
Range between	\$595,000	&	\$650,000

Median sale price

Median price	\$680,000	Pro	perty Type	House		Suburb	Doreen
Period - From	01/07/2020	to	30/06/2021		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.

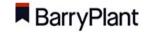
Address of comparable property		Price	Date of sale
1	2 Wicybush St DOREEN 3754	\$641,652	28/06/2021
2	5 Miranda Dr DOREEN 3754	\$625,000	12/05/2021
3	21 Clancy Way DOREEN 3754	\$620,000	10/05/2021

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.

This Statement of Information was prepared on:	28/07/2021 14:28





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Indicative Selling Price \$595,000 - \$650,000 **Median House Price** Year ending June 2021: \$680,000





Comparable Properties



2 Wicybush St DOREEN 3754 (REI)

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Price: \$641,652 Method: Private Sale Date: 28/06/2021 Property Type: House Land Size: 342 sqm approx **Agent Comments**



5 Miranda Dr DOREEN 3754 (REI/VG)

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Price: \$625,000 Method: Private Sale Date: 12/05/2021 Rooms: 5

Property Type: House (Res) Land Size: 425 sqm approx

Agent Comments



21 Clancy Way DOREEN 3754 (REI)

Price: \$620,000 Method: Private Sale Date: 10/05/2021 Property Type: House Land Size: 312 sqm approx Agent Comments

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



