

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

83 Wallaroo Way, Doreen Vic 3754

Indicative selling price

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

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

Median sale price

Median price \$680,000 Property 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



Property Type: Land

Land Size: 362 sqm approx

Agent Comments

Comparable Properties



2 Wicybush St DOREEN 3754 (REI)

Agent Comments



Price: \$641,652

Method: Private Sale

Date: 28/06/2021

Property Type: House

Land Size: 342 sqm approx



5 Miranda Dr DOREEN 3754 (REI/VG)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 12/05/2021

Rooms: 5

Property Type: House (Res)

Land Size: 425 sqm approx



21 Clancy Way DOREEN 3754 (REI)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 10/05/2021

Property Type: House

Land Size: 312 sqm approx