Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$400,000

Address Including suburb and postcode	

Indicative selling price

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

Single price \$427,000

18 Flourish Wlk DOREEN 3754

Median sale price

Median price	\$600,500	Pro	perty Type	House		Suburb	Doreen
Period - From	01/07/2018	to	30/06/2019		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	ress of comparable property	Price	Date of sale	
1	148 Cookes Rd DOREEN 3754	\$435,000	03/07/2019	
2	28 Cortland St DOREEN 3754	\$420,000	07/06/2019	

OR

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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:	17/09/2019 15:37



21/03/2019

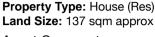


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Indicative Selling Price \$427,000 **Median House Price**

Year ending June 2019: \$600,500









Comparable Properties



148 Cookes Rd DOREEN 3754 (REI/VG)





Price: \$435,000 Method: Private Sale Date: 03/07/2019

Rooms: 4

Property Type: House Land Size: 282 sqm approx **Agent Comments**



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Price: \$420,000 Method: Private Sale Date: 07/06/2019 Property Type: House Land Size: 237 sqm approx Agent Comments









Price: \$400,000 Method: Sale

Property Type: House (Res) Land Size: 153 sqm approx

Date: 21/03/2019

Agent Comments

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



