

## 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 17 Lambrigg Place, Doreen Vic 3754

## Indicative selling price

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

Range between \$550,000

&amp;

\$590,000

## Median sale price

Median price \$615,000

House

X

Unit

Suburb Doreen

Period - From 01/04/2018

to

31/03/2019

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.

Address of comparable property		Price	Date of sale
1	11 Wailes Dr DOREEN 3754	\$590,000	16/01/2019
2	44 Eliot Av DOREEN 3754	\$581,650	21/01/2019
3	15 Beltons Way DOREEN 3754	\$565,500	27/03/2019

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.~~

Lucas McLeish

97178801

0439 448 599

lmcleish@barryplant.com.au

**Indicative Selling Price**

\$550,000 - \$590,000

**Median House Price**

Year ending March 2019: \$615,000



**Rooms:**

**Property Type:** Land

**Agent Comments**

## Comparable Properties

**11 Walles Dr DOREEN 3754 (VG)**

**Agent Comments**



**Price:** \$590,000

**Method:** Sale

**Date:** 16/01/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 400 sqm approx



**44 Eliot Av DOREEN 3754 (REI/VG)**

**Agent Comments**



**Price:** \$581,650

**Method:** Private Sale

**Date:** 21/01/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 394 sqm approx



**15 Beltons Way DOREEN 3754 (REI/VG)**

**Agent Comments**



**Price:** \$565,500

**Method:** Private Sale

**Date:** 27/03/2019

**Rooms:** 10

**Property Type:** House

**Land Size:** 400 sqm approx