## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	Lot 236/820 Bridge Inn Road, Doreen Vic 3754
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$369,100

### Median sale price

Median price	\$330,000	Pro	perty Type	Vacant land		Suburb	Doreen
Period - From	17/06/2020	to	16/06/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	14 Vision Av DOREEN 3754	\$385,000	17/02/2021
2	5 Independence Blvd DOREEN 3754	\$360,000	23/01/2021
3			

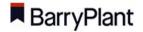
#### OR

**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:	17/06/2021 13:36
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Date of sale







**Property Type:** Residential Land **Land Size:** 419 sqm approx

**Agent Comments** 

Indicative Selling Price \$369,100 Median Land Price 17/06/2020 - 16/06/2021: \$330,000

# Comparable Properties

14 Vision Av DOREEN 3754 (VG)

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Price: \$385,000 Method: Sale Date: 17/02/2021 Property Type: Land Land Size: 456 sqm approx **Agent Comments** 



5 Independence Blvd DOREEN 3754 (VG)

Price: \$360,000 Method: Sale Date: 23/01/2021 Property Type: Land Land Size: 400 sqm approx **Agent Comments** 

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



