

Lucas and Aaron McLeish and Geary 0397178801 0439 448 599 Imcleish@barryplant.com.au

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	150 Elation Boulevard, Doreen Vic 3754				

Indicative selling price

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

Range between	\$595,000	&	\$640,000
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Median sale price

Median price	\$624,500	Hou	se X	Unit		Suburb	Doreen
Period - From	01/01/2018	to	31/12/2018		Source	REIV	

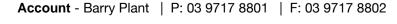
Comparable property sales (*Delete A or B below as applicable)

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	dress of comparable property	Price	Date of sale
1	7 Fossilstone Av DOREEN 3754	\$635,000	17/10/2018
2	13 Coolibah St DOREEN 3754	\$625,000	21/09/2018
3	63 Orchard Rd DOREEN 3754	\$598,000	23/01/2019

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.







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Indicative Selling Price \$595,000 - \$640,000 **Median House Price** Year ending December 2018: \$624,500





Comparable Properties



7 Fossilstone Av DOREEN 3754 (REI/VG)



Price: \$635,000 Method: Private Sale Date: 17/10/2018 Rooms: 9

Property Type: House Land Size: 450 sqm approx **Agent Comments**



13 Coolibah St DOREEN 3754 (REI/VG)

3





Price: \$625,000 Method: Private Sale Date: 21/09/2018 Rooms: 8

Property Type: House Land Size: 476 sqm approx Agent Comments



63 Orchard Rd DOREEN 3754 (REI)





Price: \$598,000 Method: Private Sale Date: 23/01/2019

Rooms: -

Property Type: House (Res)

Agent Comments

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





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