## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

<b>Property</b>	offered t	for sale
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Address	9 Gillow Grove, Doreen Vic 3754
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$695,000	&	\$735,000
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#### Median sale price

Median price	\$599,975	Pro	perty Type	House		Suburb	Doreen
Period - From	01/04/2019	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.

# Address of comparable property Price Date of sale

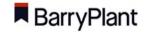
1	42 Kiora Av DOREEN 3754	\$730,000	22/03/2019
2	25 Breenview PI DOREEN 3754	\$718,000	13/04/2019
3	62 Pinnacle Vews DOREEN 3754	\$710,000	07/05/2019

#### 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.

This Statement of Information was prepared on:	17/09/2019 15:55
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Geoff Ralph 0397178801 0403270984 gralph@barryplant.com.au

Indicative Selling Price \$695,000 - \$735,000 Median House Price June quarter 2019: \$599,975





Property Type: Land Agent Comments

# Comparable Properties

42 Kiora Av DOREEN 3754 (REI/VG)

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Price: \$730,000 Method: Private Sale Date: 22/03/2019 Property Type: House Land Size: 680 sqm approx **Agent Comments** 



25 Breenview PI DOREEN 3754 (REI/VG)

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Date: 13/04/2019

**—** 2



Price: \$718,000 Method: Private Sale

Rooms: 8

**Property Type:** House **Land Size:** 702 sqm approx

**Agent Comments** 



62 Pinnacle Vews DOREEN 3754 (REI/VG)

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*A*.

**Price:** \$710,000 **Method:** Private Sale **Date:** 07/05/2019

**Property Type:** House (Res) **Land Size:** 679 sqm approx

**Agent Comments** 

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



