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

Address	70 Landing Avenue, Doreen Vic 3754
Including suburb and	
postcode	
9	

Indicative selling price

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

Range between \$900,000 & \$990,000	Range between	\$900,000	&	\$990,000
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Median sale price

Median price	\$740,000	Pro	perty Type	House		Suburb	Doreen
Period - From	01/10/2021	to	31/12/2021		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	55 Wallaroo Way DOREEN 3754	\$981,000	02/11/2021
2	60 Baigent Av DOREEN 3754	\$945,000	22/10/2021
3	2 Barak Pde DOREEN 3754	\$920,000	13/09/2021

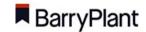
OR

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:	22/02/2022 10:37



Date of sale



Rob Drinkwater 9717 8801 0458 502 052 rdrinkwater@barryplant.com.au

Indicative Selling Price \$900,000 - \$990,000 **Median House Price** December quarter 2021: \$740,000



Property Type: Land Land Size: 742 sqm approx

Agent Comments

Comparable Properties

55 Wallaroo Way DOREEN 3754 (VG)

Price: \$981,000 Method: Sale Date: 02/11/2021

Property Type: House (Res) Land Size: 613 sqm approx

Agent Comments



60 Baigent Av DOREEN 3754 (REI/VG)

Price: \$945,000 Method: Private Sale Date: 22/10/2021 Property Type: House Land Size: 601 sqm approx Agent Comments



2 Barak Pde DOREEN 3754 (REI/VG)

Price: \$920.000

Method: Sold Before Auction

Date: 13/09/2021

Property Type: House (Res) Land Size: 619 sqm approx

Agent Comments

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



