

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

18 Hamlin Street, Doreen Vic 3754

Indicative selling price

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

Range between \$490,000

&

\$530,000

Median sale price

Median price \$630,000

House

X

Unit

Suburb Doreen

Period - From 01/07/2018

to

30/09/2018

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.

	Address of comparable property	Price	Date of sale
1	13 Braeburn St DOREEN 3754	\$530,000	11/08/2018
2	126 Eminence Blvd DOREEN 3754	\$510,000	17/09/2018
3	10 Hamlin St DOREEN 3754	\$506,000	13/10/2018

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.~~

Rob Drinkwater

9717 8801

0458 502 052

rdrinkwater@barryplant.com.au

Indicative Selling Price

\$490,000 - \$530,000

Median House Price

September quarter 2018: \$630,000



Rooms:

Property Type: Land

Land Size: 374 sqm approx

Agent Comments

Comparable Properties



13 Braeburn St DOREEN 3754 (REI/VG)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 11/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 350 sqm approx



126 Eminence Blvd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 17/09/2018

Rooms: 8

Property Type: House

Land Size: 379 sqm approx

10 Hamlin St DOREEN 3754 (REI)

Agent Comments



Price: \$506,000

Method: Auction Sale

Date: 13/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 375 sqm approx