

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

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

	Section 4/AF of the Estate Agents Act 1900				
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 \$490,0	\$530,000				
Median sale price					
Median price \$630,00	0 House X Unit Suburb Doreen				
Period - From 01/07/2	018 to 30/09/2018 Source REIV				
Comparable property	sales (*Doloto A or P holow as applicable)				

#### 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.





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## BarryPlant

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**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)

Price: \$530.000 Method: Private Sale Date: 11/08/2018

Rooms: -

Property Type: House (Res) Land Size: 350 sqm approx **Agent Comments** 



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

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

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.