

Carlo Bressanutti 9717 8801 0414 960 964 carlo.bress@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

				5	Section 47	۹F c	of the Estate	Agents Act 1980	
Property offer	ed for	sale							
Address Including suburb and postcode		2 River Ros	er Rose La, Doreen Vic 3754						
Indicative sell	ing pri	ce							
For the meaning	of this	orice see co	nsumer.vic.gov.a	au/und	derquoting				
Range betwee	n \$580,	000	&	\$	630,000				
Median sale p	rice*								
Median price		Н	ouse	Unit			Suburb	Doreen	
Period - From		to			Source				
Comparable p	roperty	/ sales (*D	elete A or B be	elow	as applical	ble))		
months		estate age	ies sold within tv nt or agent's repi			•			
Address of co	mparah	le property					Price	Date of sale	

	aress of comparable property	TILCE	Date of Sale
1	14 Tarwin Dr MERNDA 3754	\$595,000	16/12/2017
2	7 Sanctum Cirt DOREEN 3754	\$586,500	29/11/2017
3	15 Windermere Pde DOREEN 3754	\$580,000	23/12/2017

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.

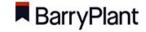
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^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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> **Indicative Selling Price** \$580,000 - \$630,000 No median price available





Rooms:

Property Type: Land Land Size: 443 sqm approx

Agent Comments

Comparable Properties



14 Tarwin Dr MERNDA 3754 (REI)



Price: \$595,000 Method: Auction Sale

Date: 16/12/2017 Rooms: 4

Property Type: House (Res) Land Size: 422 sqm approx

Agent Comments



7 Sanctum Cirt DOREEN 3754 (REI)





Price: \$586.500 Method: Private Sale Date: 29/11/2017

Rooms: -

Property Type: House (Res) Land Size: 443 sqm approx

Agent Comments



15 Windermere Pde DOREEN 3754 (REI)





Price: \$580,000 Method: Private Sale Date: 23/12/2017

Rooms: -

Property Type: House (Res) Land Size: 463 sqm approx

Agent Comments

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