

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

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### Statement of Information

## Single residential property located in the Melbourne metropolitan area

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

		`	5000011 4777	01 1110	Lotato Agoi	ito Aut iui
Property offered fo	r sale					
Addres Including suburb an postcod	d	en Vic 3754				
ndicative selling p	rice				*	
or the meaning of thi	s price see consumer	r.vic.gov.au/un	derquoting			
Range between \$54	0,000	& \$	590,000			
ledian sale price						
Median price \$630	000 House	X Unit			Suburb	en
Period - From 01/07	7/2018 to 30/09	9/2018	Source	REIV		
		· B !!	!!	1-1		

#### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	7 Mathilde PI DOREEN 3754	\$580,000	20/10/2018
2	64 Aylesbury Blvd DOREEN 3754	\$570,000	02/06/2018
3	7 Batavia Way DOREEN 3754	\$550,000	12/10/2018

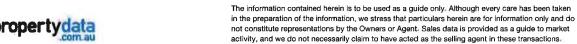
OR

<del>B\*</del> The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

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







# BarryPlant

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Indicative-Selling Price \$540,000 - \$590,000 Median House Price September quarter 2018: \$630,000



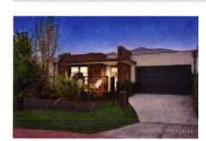


Rooms:

Property Type: House Land Size: 400 sqm approx

**Agent Comments** 

## Comparable Properties



7 Mathilde PI DOREEN 3754 (REI)





Price: \$580,000 Method: Private Sale Date: 20/10/2018

Rooms: 6

Property Type: House

**Agent Comments** 



64 Aylesbury Blvd DOREEN 3754 (REI/VG)







Price: \$570,000 Method: Auction Sale Date: 02/06/2018

Rooms: 7

Property Type: House (Res) Land Size: 450 sqm approx

**Agent Comments** 



7 Batavia Way DOREEN 3754 (REI)



Price: \$550,000 Method: Private Sale Date: 12/10/2018

Rooms: 7

Property Type: House Land Size: 400 sqm approx **Agent Comments** 

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