### 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	21 Tara Valley Crescent, Doreen Vic 3754
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$765,000	&	\$840,000
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#### Median sale price

Median price	\$600,500	Pro	perty Type	House		Suburb	Doreen
Period - From	01/07/2018	to	30/06/2019		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.

1 45 Granada Gr DOREEN 3754	\$840,000	25/06/2019
2 16 Tregowan PI DOREEN 3754	\$830,000	10/08/2019
3 61 Pinnacle Vews DOREEN 3754	\$810,000	05/08/2019

#### OR

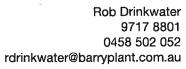
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/09/2019 13:43



Date of sale

# BarryPlant



**Indicative Selling Price** \$765,000 - \$840,000 **Median House Price** Year ending June 2019: \$600,500



Property Type: House (Res) Land Size: 765 sqm approx

**Agent Comments** 

## Comparable Properties



45 Granada Gr DOREEN 3754 (REI)

Price: \$840,000 Method: Expression of Interest

Date: 25/06/2019

Rooms: 8

Property Type: House

**Agent Comments** 



16 Tregowan PI DOREEN 3754 (REI)

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Price: \$830,000 Method: Private Sale Date: 10/08/2019

Property Type: House (Res) Land Size: 777 sqm approx **Agent Comments** 



61 Pinnacle Vews DOREEN 3754 (REI)

Price: \$810,000 Method: Private Sale Date: 05/08/2019 Rooms: 7

Property Type: House Land Size: 843 sqm approx **Agent Comments** 

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



