Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	55 Bassetts Road, Doreen Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

Range between \$605,000	&	\$645,000
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Median sale price

Median price \$600,500	Pro	pperty Type Ho	use	5	Suburb	Doreen
Period - From 01/07/2018	to	30/06/2019	Sou	ırce F	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
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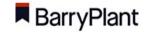
1	5 Pier Av DOREEN 3754	\$640,000	06/06/2019
2	37 Orient Dr DOREEN 3754	\$640,000	01/08/2019
3	12 Madonna St DOREEN 3754	\$630,000	05/07/2019

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 15:46







Indicative Selling Price \$605,000 - \$645,000 Median House Price Year ending June 2019: \$600,500





Comparable Properties



5 Pier Av DOREEN 3754 (REI/VG)

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Price: \$640,000 Method: Private Sale Date: 06/06/2019

Property Type: House (Res) **Land Size:** 455 sqm approx

Agent Comments



37 Orient Dr DOREEN 3754 (REI)

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Price: \$640,000 **Method:** Private Sale **Date:** 01/08/2019

Rooms: 7

Property Type: House

Agent Comments

12 Madonna St DOREEN 3754 (REI/VG)

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Price: \$630,000 Method: Private Sale Date: 05/07/2019

Property Type: House (Res) **Land Size:** 481 sqm approx

Agent Comments

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



