Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property | offered | for sale |
|----------|---------|----------|
|----------|---------|----------|

| Address Including suburb and postcode | |
|---------------------------------------|--|
| 1 | |

Indicative selling price

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

| Range between | \$690,000 | & | \$750,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price \$678,000 | Propert | y Type Ho | ouse | | Suburb | Doreen |
|--------------------------|---------|-----------|------|------|--------|--------|
| Period - From 01/01/2021 | to 31/0 | 03/2021 | So | urce | 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

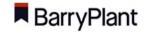
| Address of comparable property | | Price | Date of sale |
|--------------------------------|-----------------------------|-----------|--------------|
| 1 | 4 Tekin Tce DOREEN 3754 | \$747,500 | 30/03/2021 |
| 2 | 4 Somerfield PI DOREEN 3754 | \$741,000 | 16/03/2021 |
| 3 | 16 Journey Av DOREEN 3754 | \$701,000 | 12/03/2021 |

OR

B* 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.

| This Statement of Information was prepared on: | 01/06/2021 10:41 |
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Rob Drinkwater 9717 8801 0458 502 052 rdrinkwater@barryplant.com.au

Indicative Selling Price \$690,000 - \$750,000 **Median House Price** March quarter 2021: \$678,000





Property Type:

Divorce/Estate/Family Transfers Land Size: 601 sqm approx

Agent Comments

Comparable Properties



4 Tekin Tce DOREEN 3754 (REI/VG)





Price: \$747,500 Method: Private Sale Date: 30/03/2021 Property Type: House Land Size: 513 sqm approx **Agent Comments**



4 Somerfield PI DOREEN 3754 (VG)







Price: \$741,000 Method: Sale Date: 16/03/2021

Property Type: House (Res) Land Size: 600 sqm approx

Agent Comments



16 Journey Av DOREEN 3754 (REI/VG)





Price: \$701,000 Method: Private Sale Date: 12/03/2021 Property Type: House Land Size: 512 sqm approx Agent Comments

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



