

Geoff Ralph 0397178801 0403270984 gralph@barryplant.com.au

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	72 Eliot Avenue, Doreen Vic 3754					
Indicative selling price	ce control of the con					
For the meaning of this p	price see consumer.vic.gov.au/underquoting					

&

Median sale price

Range between \$730,000

Median price	\$617,000	Hou	ise X	Unit		Suburb	Doreen
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

\$770,000

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.

Add	dress of comparable property	Price	Date of sale
1	100 Overland Dr DOREEN 3754	\$770,000	16/04/2018
2	10 Mccrae Dr DOREEN 3754	\$747,000	02/07/2018
3	100 Laurimar Blvd DOREEN 3754	\$735,000	09/08/2018

OR

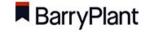
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$730,000 - \$770,000 **Median House Price** Year ending June 2018: \$617,000





Rooms:

Property Type: Land **Agent Comments**

Comparable Properties



100 Overland Dr DOREEN 3754 (REI/VG)



Price: \$770,000 Method: Private Sale Date: 16/04/2018 Rooms: 7

Property Type: House (Res) Land Size: 840 sqm approx

10 Mccrae Dr DOREEN 3754 (REI)







Price: \$747,000 Method: Private Sale Date: 02/07/2018 Rooms: 8

Property Type: House Land Size: 600 sqm approx

100 Laurimar Blvd DOREEN 3754 (REI)





Price: \$735,000 Method: Private Sale Date: 09/08/2018

Property Type: House Land Size: 619 sqm approx **Agent Comments**

Agent Comments



Rooms: 9

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments