

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

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

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

Address	46 Warrawong Circuit, Doreen Vic 3754
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$610,000	&	\$670,000

#### Median sale price

Median price	\$542,500	Hou	ise X	Unit		Suburb	Doreen
Period - From	01/04/2017	to	30/06/2017		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.

# Address of comparable property Price Date of sale 1 196 Hazel Glen Dr DOREEN 3754 \$650,000 23/08/2017 2 26 Russel Way DOREEN 3754 \$650,000 02/09/2017

#### OR

3

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.

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

50 Midland Rd DOREEN 3754

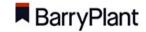




\$645,000

25/09/2017

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> **Indicative Selling Price** \$610,000 - \$670,000 **Median House Price** June quarter 2017: \$542,500



Rooms:

Property Type: House Land Size: 620 sqm approx

**Agent Comments** 

### Comparable Properties



196 Hazel Glen Dr DOREEN 3754 (REI)



Price: \$650,000 Method: Private Sale Date: 23/08/2017

Rooms: -

Property Type: House Land Size: 640 sqm approx **Agent Comments** 



26 Russel Way DOREEN 3754 (REI)





Price: \$650.000 Method: Private Sale Date: 02/09/2017 Rooms: 9

Property Type: House Land Size: 612 sqm approx Agent Comments



50 Midland Rd DOREEN 3754 (REI)



Price: \$645,000 Method: Private Sale Date: 25/09/2017 Rooms: 10

Property Type: House (Res) Land Size: 603 sqm approx

**Agent Comments** 

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