

## 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

46 Warrawong Circuit, Doreen Vic 3754

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$610,000

&

\$670,000

#### Median sale price

Median price \$542,500

House

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
3	50 Midland Rd DOREEN 3754	\$645,000	25/09/2017

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.~~

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

**Indicative Selling Price**

\$610,000 - \$670,000

**Median House Price**

June quarter 2017: \$542,500



 3  2  2

**Rooms:**

**Property Type:** House

**Land Size:** 620 sqm approx

Agent Comments

## Comparable Properties



**196 Hazel Glen Dr DOREEN 3754 (REI)**

Agent Comments

 4  2  2

**Price:** \$650,000

**Method:** Private Sale

**Date:** 23/08/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 640 sqm approx



**26 Russel Way DOREEN 3754 (REI)**

Agent Comments

 4  2  2

**Price:** \$650,000

**Method:** Private Sale

**Date:** 02/09/2017

**Rooms:** 9

**Property Type:** House

**Land Size:** 612 sqm approx



**50 Midland Rd DOREEN 3754 (REI)**

Agent Comments

 4  2  2

**Price:** \$645,000

**Method:** Private Sale

**Date:** 25/09/2017

**Rooms:** 10

**Property Type:** House (Res)

**Land Size:** 603 sqm approx