

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

12 Kumalie Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$612,000

House

X

Unit

Suburb Doreen

Period - From 01/10/2017

to

31/12/2017

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	30 Tosca Way DOREEN 3754	\$617,000	26/03/2018
2	4 Trenino Dr DOREEN 3754	\$600,500	24/03/2018
3	5 Coulthard Cr DOREEN 3754	\$600,000	05/12/2017

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.

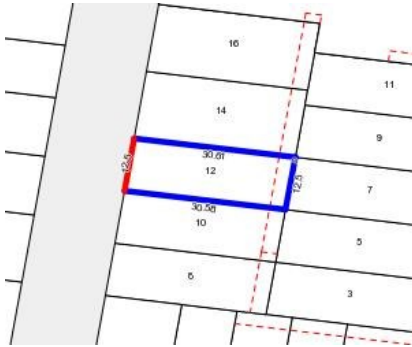
John Heath
03 9717 8801
0404 003 194
jheath@barryplant.com.au

Indicative Selling Price

\$600,000 - \$660,000

Median House Price

December quarter 2017: \$612,000



Rooms:

Property Type: Land

Land Size: 382 sqm approx

Agent Comments

Comparable Properties



30 Tosca Way DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$617,000

Method: Private Sale

Date: 26/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 400 sqm approx



4 Trenino Dr DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$600,500

Method: Auction Sale

Date: 24/03/2018

Rooms: 7

Property Type: House (Res)

Land Size: 399 sqm approx



5 Coulthard Cr DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$600,000

Method: Private Sale

Date: 05/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 400 sqm approx