Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	le
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Address Including suburb and postcode	16 Carribie Road, Doreen Vic 3754
Indicative selling price	ce control of the con
For the meaning of this p	price see consumer.vic.gov.au/underquoting

\$685,000

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Median sale price

Range between \$630,000

Median price	\$599,975	Pro	perty Type	House		Suburb	Doreen
Period - From	01/04/2019	to	30/06/2019		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	5 Woorawa Dr DOREEN 3754	\$682,500	06/05/2019
2	63 Montville St DOREEN 3754	\$675,000	04/04/2019
3	5 Wailes Dr DOREEN 3754	\$650,000	14/08/2019

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.

This Statement of Information was prepared on:	17/09/2019 13:17
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Property Type: House Land Size: 480 sqm approx

Agent Comments

Indicative Selling Price \$630,000 - \$685,000 **Median House Price** June quarter 2019: \$599,975

Comparable Properties



5 Woorawa Dr DOREEN 3754 (REI/VG)



Price: \$682,500 Method: Private Sale Date: 06/05/2019

Property Type: House (Res) Land Size: 448 sqm approx **Agent Comments**



63 Montville St DOREEN 3754 (REI/VG)





Price: \$675,000 Method: Private Sale Date: 04/04/2019

Rooms: 8

Property Type: House Land Size: 559 sqm approx **Agent Comments**



5 Wailes Dr DOREEN 3754 (REI)





Price: \$650,000 Method: Private Sale Date: 14/08/2019

Rooms: 8

Property Type: House

Agent Comments

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





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.