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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	39 Tarawera Road, Doreen Vic 3754				
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$550,	000 & \$580,000				
Median sale price					
Median price \$630,00	OO House X Unit Suburb Doreen				
Period - From 01/07/2	2018 to 30/09/2018 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	7 Mathilde PI DOREEN 3754	\$580,000	20/10/2018
2	2 45 Coulthard Cr DOREEN 3754		29/10/2018
3	5 Clancy Way DOREEN 3754	\$550,000	19/05/2018

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.

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

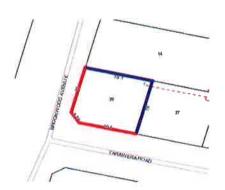








Indicative Selling Price \$550,000 - \$580,000 Median House Price September quarter 2018: \$630,000





Rooms:

Property Type: House (New -

Detached)

Land Size: 358 sqm approx

Agent Comments

Comparable Properties



7 Mathilde PI DOREEN 3754 (REI)



Price: \$580,000 Method: Private Sale Date: 20/10/2018

Rooms: 6

Property Type: House

Agent Comments



45 Coulthard Cr DOREEN 3754 (REI)







Price: \$555,000 Method: Private Sale Date: 29/10/2018

Rooms: 9

Property Type: House Land Size: 400 sqm approx **Agent Comments**



5 Clancy Way DOREEN 3754 (REI/VG)

Rooms: 5

Price: \$550,000 Method: Auction Sale Date: 19/05/2018

Property Type: House (Res) Land Size: 350 sqm approx

Agent Comments

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