

Carlo Bressanutti 9717 8801 0414 960 964 carlo.bress@barryplant.com.au

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

		Section 47AF of the Estate Agents Act 198				
Property offered	for sale					
Addr Including suburb a postco	and	7 Clancy Way, Doreen Vic 3754				
Indicative selling	price					
For the meaning of t	this price see	consumer.vic.gov	.au/underquoting			
Range between \$	\$480,000 &		\$520,000			
Median sale price	<b>)</b> *					
Median price		House	Unit	Suburb	Doreen	
Period - From		to	Source			
Comparable prop	erty sales (	Delete A or B k	pelow as applica	ble)		
	t the estate aç		two kilometres of the considerative consider			
Address of comparable property				Price	Date of sale	
1 20 Hehr St DOREEN 3754				\$511,000	20/08/2017	

## OR

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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

28 Fossilstone Av DOREEN 3754

52 Orchard Rd DOREEN 3754





\$507,000

\$505,000

15/08/2017

14/09/2017

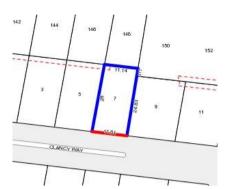
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<sup>\*</sup> When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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> **Indicative Selling Price** \$480,000 - \$520,000 No median price available





## Comparable Properties



20 Hehr St DOREEN 3754 (REI/VG)



Price: \$511,000 Method: Private Sale Date: 20/08/2017 Rooms: 5

Property Type: House Land Size: 325 sqm approx **Agent Comments** 



28 Fossilstone Av DOREEN 3754 (REI/VG)

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Price: \$507,000 Method: Private Sale Date: 15/08/2017 Rooms: 5

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

Agent Comments



52 Orchard Rd DOREEN 3754 (REI/VG)



Price: \$505,000 Method: Private Sale Date: 14/09/2017 Rooms: 5

Property Type: House (Res) Land Size: 315 sqm approx

**Agent Comments** 

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