

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

33 Mabel Street, Doreen Vic 3754

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$620,900

Property Type House

Suburb Doreen

Period - From 01/07/2019

to 30/06/2020

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 Woorawa Dr DOREEN 3754	\$600,000	13/05/2020
2	18 Sewell Way DOREEN 3754	\$599,000	03/02/2020
3	5 Moura Pl DOREEN 3754	\$595,000	29/06/2020

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:

22/07/2020 15:26

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Indicative Selling Price

\$550,000 - \$600,000

Median House Price

Year ending June 2020: \$620,900



Property Type: Land

Agent Comments

Comparable Properties

30 Woorawa Dr DOREEN 3754 (REI)

Agent Comments



Price: \$600,000

Method: Sold Before Auction

Date: 13/05/2020

Property Type: House (Res)

Land Size: 420 sqm approx

18 Sewell Way DOREEN 3754 (VG)

Agent Comments



Price: \$599,000

Method: Sale

Date: 03/02/2020

Property Type: House (Res)

Land Size: 558 sqm approx



5 Moura Pl DOREEN 3754 (REI)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 29/06/2020

Property Type: House (Res)

Land Size: 367 sqm approx