## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3 Tucker Street, Doreen Vic 3754

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$850,000		&		\$930,000			
Median sale p	rice							
Median price	\$756,750	Pro	operty Type	Hou	ISE		Suburb	Doreen
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	34 Starboard Dr DOREEN 3754	\$960,000	23/11/2021
2	2 Gallivant Dr DOREEN 3754	\$930,000	12/03/2022
3	5 Roebuck St SOUTH MORANG 3752	\$850,000	08/12/2021

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:

12/05/2022 10:55



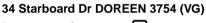






Property Type: House Land Size: 624 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$930,000 Median House Price March quarter 2022: \$756,750

# **Comparable Properties**





Price: \$960,000 Method: Sale Date: 23/11/2021 Property Type: House (Res) Land Size: 512 sqm approx Agent Comments

Agent Comments



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2 Gallivant Dr DOREEN 3754 (REI)

Price: \$930,000 Method: Private Sale Date: 12/03/2022 Property Type: House Land Size: 573 sqm approx

5 Roebuck St SOUTH MORANG 3752 (VG)



Agent Comments



Price: \$850,000 Method: Sale Date: 08/12/2021 Property Type: House (Res) Land Size: 512 sqm approx

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



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