

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

54 Valencia Boulevard, Doreen Vic 3754

Indicative selling price

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

Range between \$385,000 & \$420,000

Median sale price

Median price \$420,000 Property Type Unit Suburb Doreen

Period - From 17/09/2018 to 16/09/2019 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	10 Valencia Blvd DOREEN 3754	\$400,000	27/07/2019
2	22 Valencia Blvd DOREEN 3754	\$385,000	24/08/2019
3	14 Valencia Blvd DOREEN 3754	\$385,000	19/04/2019

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 13:39

Rob Drinkwater

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0458 502 052

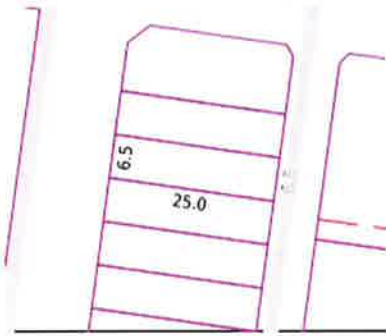
rdrinkwater@barryplant.com.au

Indicative Selling Price

\$385,000 - \$420,000

Median Unit Price

17/09/2018 - 16/09/2019: \$420,000



Property Type: House (Res)

Land Size: 162 sqm approx

Agent Comments

Comparable Properties

10 Valencia Blvd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$400,000

Method: Auction Sale

Date: 27/07/2019

Property Type: House (Res)

Land Size: 162 sqm approx



22 Valencia Blvd DOREEN 3754 (REI)

Agent Comments



Price: \$385,000

Method: Auction Sale

Date: 24/08/2019

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 173 sqm approx



14 Valencia Blvd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 19/04/2019

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 162 sqm approx