

### 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	40 Horsley Crescent, Doreen Vic 3754
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$520,000	&	\$560,000
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#### Median sale price

Median price	\$572,500	Hou	se	Х	Unit		Suburb	Doreen
Period - From	01/01/2019	to	31/0	03/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	6 Turnstone St DOREEN 3754	\$550,000	25/01/2019
2	3 Impulse Av DOREEN 3754	\$532,000	01/03/2019
3	7 Hammock Dr DOREEN 3754	\$530,000	15/02/2019

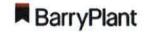
#### **OR**

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.





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







Rooms:

Property Type: House Land Size: 416 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$520,000 - \$560,000 **Median House Price** March quarter 2019: \$572,500

# Comparable Properties



6 Turnstone St DOREEN 3754 (REI/VG)

Price: \$550,000 Method: Private Sale Date: 25/01/2019

Rooms: 8

Property Type: House Land Size: 539 sqm approx **Agent Comments** 









Price: \$532,000 Method: Private Sale Date: 01/03/2019

Rooms: -

Property Type: House (Res) Land Size: 448 sqm approx **Agent Comments** 



7 Hammock Dr DOREEN 3754 (REI/VG)

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Price: \$530,000 Method: Private Sale Date: 15/02/2019

Rooms: -

Property Type: House (Res) Land Size: 450 sqm approx

**Agent Comments** 

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