

Rob Drinkwater 9717 8801 0458 502 052 rdrinkwater@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for s	ale
Address Including suburb and postcode	6 Comet Avenue, Doreen Vic 3754
Indicative selling pric	e rice see consumer.vic.gov.au/underquoting

&

Median sale price

Range between \$495,000

Median price	\$630,000	Hou	se	х	Unit			Suburb	Doreen
Period - From	01/07/2018	to	30/	/09/2018		Source	REIV		

\$540,000

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	43 Stourhead Av MERNDA 3754	\$530,000	05/12/2018
2	34 Sunstone Blvd DOREEN 3754	\$515,000	20/08/2018
3	116 Elation Blvd DOREEN 3754	\$500,000	23/08/2018

OR

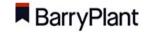
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





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Indicative Selling Price \$495,000 - \$540,000 **Median House Price** September quarter 2018: \$630,000



Property Type: House (Res) Land Size: 373 sqm approx

Agent Comments



Comparable Properties

43 Stourhead Av MERNDA 3754 (REI/VG)

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Price: \$530,000

Method: Sold Before Auction

Date: 05/12/2018

Rooms: -

Property Type: House Land Size: 336 sqm approx **Agent Comments**



1 3





Price: \$515.000

Method: Sold Before Auction

Date: 20/08/2018 Rooms: 4

Property Type: House (Res) Land Size: 349 sqm approx

Agent Comments

116 Elation Blvd DOREEN 3754 (REI/VG)





Price: \$500,000

Method: Sold Before Auction

Date: 23/08/2018

Rooms: -

Property Type: House Land Size: 330 sqm approx **Agent Comments**

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