Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

27 Lythrum Street, Doreen Vic 3754
27

Indicative selling price

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

Range between \$796,000 & \$875,000	Range between	\$796,000	&	\$875,000
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Median sale price

Median price	\$683,000	Pro	perty Type	House		Suburb	Doreen
Period - From	01/10/2020	to	31/12/2020		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

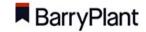
Add	dress of comparable property	Price	Date of sale
1	29 Perry St MERNDA 3754	\$856,000	17/12/2020
2	16 Glass Cr DOREEN 3754	\$851,000	29/01/2021
3	8 Vitae Ct DOREEN 3754	\$845,000	06/10/2020

OR

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

This Statement of Information was prepared on:	17/02/2021 11:56





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Indicative Selling Price \$796,000 - \$875,000 Median House Price December quarter 2020: \$683,000





Comparable Properties

29 Perry St MERNDA 3754 (REI)

= 5 **=** 3 **=** 2

Price: \$856,000 Method: Auction Sale Date: 17/12/2020

Property Type: House (Res)

Agent Comments



16 Glass Cr DOREEN 3754 (REI)

a 4 **a** 2 **a** 2

Price: \$851,000 Method: Private Sale Date: 29/01/2021 Property Type: House Land Size: 646 sqm approx **Agent Comments**



8 Vitae Ct DOREEN 3754 (REI/VG)

2 4 **2** 2

Price: \$845,000 Method: Private Sale Date: 06/10/2020

Property Type: House (Res) **Land Size:** 638 sqm approx

Agent Comments

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



