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

158 Cookes Road, Doreen Vic 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	ge between \$630,000		&		\$693,000				
Median sale price									
Median price	\$732,500	Pro	Property Type		House		Suburb	Doreen	
Period - From	23/03/2021	to	22/03/2022		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.

Ado	dress of comparable property	Price	Date of sale
1	39 Garden Rd DOREEN 3754	\$680,000	09/11/2021
2	9 Spectacular Av DOREEN 3754	\$660,000	08/11/2021
3	41 Garden Rd DOREEN 3754	\$640,000	30/12/2021

OR

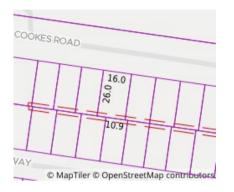
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

23/03/2022 11:35



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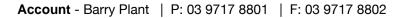


Property Type: Land (Res) Land Size: 417 sqm approx Agent Comments John Heath 03 9717 8801 0404 003 194 jheath@barryplant.com.au

Indicative Selling Price \$630,000 - \$693,000 Median House Price 23/03/2021 - 22/03/2022: \$732,500

Comparable Properties

39 Garden Rd DOREEN 3754 (REI/VG) 1 4 🙀 2 🏟 2	Agent Comments			
Price: \$680,000 Method: Private Sale Date: 09/11/2021 Property Type: House (Res) Land Size: 412 sqm approx				
9 Spectacular Av DOREEN 3754 (REI/VG) 4 2 1 Price: \$660,000 Method: Private Sale Date: 08/11/2021 Property Type: House (Res) Land Size: 388 sqm approx	Agent Comments			
41 Garden Rd DOREEN 3754 (REI/VG) 4 2 2 2 Price: \$640,000 Method: Private Sale Date: 30/12/2021 Property Type: House	Agent Comments			







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Land Size: 413 sqm approx

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