

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

139 Orchard Road, Doreen Vic 3754

Indicative selling price

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

Range between \$550,000

&

\$570,000

Median sale price

Median price \$600,500

Property Type House

Suburb Doreen

Period - From 01/07/2018

to 30/06/2019

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	3 Thoresby St DOREEN 3754	\$561,250	17/07/2019
2	16 Macadamia St DOREEN 3754	\$556,500	13/08/2019
3	846 Bridge Inn Rd DOREEN 3754	\$555,000	21/08/2019

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 14:10

Lucas McLeish

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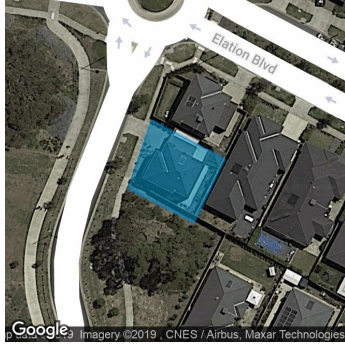
lmcleish@barryplant.com.au

Indicative Selling Price

\$550,000 - \$570,000

Median House Price

Year ending June 2019: \$600,500



Property Type: Land

Agent Comments

Comparable Properties



3 Thoresby St DOREEN 3754 (REI/VG)

Agent Comments



Price: \$561,250

Method: Private Sale

Date: 17/07/2019

Property Type: House (Res)

Land Size: 327 sqm approx



16 Macadamia St DOREEN 3754 (REI)

Agent Comments



Price: \$556,500

Method: Private Sale

Date: 13/08/2019

Rooms: 6

Property Type: House



846 Bridge Inn Rd DOREEN 3754 (REI)

Agent Comments



Price: \$555,000

Method: Private Sale

Date: 21/08/2019

Property Type: House

Land Size: 342 sqm approx