

## 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

169 Orchard Road, Doreen Vic 3754

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$470,000

&

\$510,000

#### Median sale price

Median price \$617,000

House

X

Unit

Suburb Doreen

Period - From 01/07/2017

to

30/06/2018

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	116 Elation Blvd DOREEN 3754	\$500,000	23/08/2018
2	11 Cortland St DOREEN 3754	\$490,000	05/05/2018
3	15 Flicker La DOREEN 3754	\$480,000	14/05/2018

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.

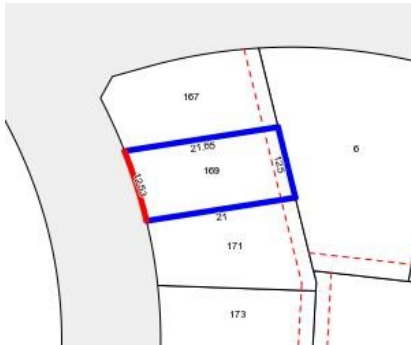
Rob Drinkwater  
9717 8801  
0458 502 052  
rdrinkwater@barryplant.com.au

**Indicative Selling Price**

\$470,000 - \$510,000

**Median House Price**

Year ending June 2018: \$617,000



**Rooms:**

**Property Type:** Land

**Land Size:** 265 sqm approx

**Agent Comments**

## Comparable Properties

**116 Elation Blvd DOREEN 3754 (REI)**

**Agent Comments**



**Price:** \$500,000

**Method:** Sold Before Auction

**Date:** 23/08/2018

**Rooms:** -

**Property Type:** House



**11 Cortland St DOREEN 3754 (REI/VG)**

**Agent Comments**



**Price:** \$490,000

**Method:** Private Sale

**Date:** 05/05/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 315 sqm approx

**15 Flicker La DOREEN 3754 (VG)**

**Agent Comments**



**Price:** \$480,000

**Method:** Sale

**Date:** 14/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 320 sqm approx