

# 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

12 Cantie Place, 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 \$610,000

&

\$670,000

### Median sale price

Median price \$678,000

Property Type House

Suburb Doreen

Period - From 01/01/2021

to

31/03/2021

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	38 Lexington Av DOREEN 3754	\$667,500	18/03/2021
2	20 Nancarrow Dr DOREEN 3754	\$650,000	02/04/2021
3	19 Embankment Rd DOREEN 3754	\$628,000	11/03/2021

**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:

27/04/2021 14:48

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



**Property Type:** Land  
**Land Size:** 459 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$610,000 - \$670,000

**Median House Price**

March quarter 2021: \$678,000

## Comparable Properties



**38 Lexington Av DOREEN 3754 (REI)**

**Agent Comments**



**Price:** \$667,500  
**Method:** Private Sale  
**Date:** 18/03/2021  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 400 sqm approx



**20 Nancarrow Dr DOREEN 3754 (REI)**

**Agent Comments**



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 02/04/2021  
**Property Type:** House  
**Land Size:** 485 sqm approx



**19 Embankment Rd DOREEN 3754 (REI)**

**Agent Comments**



**Price:** \$628,000  
**Method:** Private Sale  
**Date:** 11/03/2021  
**Property Type:** House  
**Land Size:** 448 sqm approx