

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

9 Agility Court, Doreen Vic 3754

Indicative selling price

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

Range between \$570,000

&

\$620,000

Median sale price

Median price \$630,000

House

X

Unit

Suburb Doreen

Period - From 01/07/2018

to

30/09/2018

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	13 Resort Blvd DOREEN 3754	\$620,000	27/08/2018
2	12 Kamori Dr DOREEN 3754	\$595,000	04/09/2018
3	22 Macadamia St DOREEN 3754	\$580,000	31/10/2018

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.

Lucas and Aaron McLeish and Geary
0397178801
0439 448 599
lmcleish@barryplant.com.au

Indicative Selling Price

\$570,000 - \$620,000

Median House Price

September quarter 2018: \$630,000



Rooms:

Property Type: Land

Agent Comments

Comparable Properties



13 Resort Blvd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 27/08/2018

Rooms: 10

Property Type: House

Land Size: 420 sqm approx



12 Kamori Dr DOREEN 3754 (REI/VG)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 04/09/2018

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 496 sqm approx



22 Macadamia St DOREEN 3754 (REI)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 31/10/2018

Rooms: 5

Property Type: House

Land Size: 476 sqm approx