

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for	or sale					
Addre Including suburb a postco	nd	38 Aspect Drive, Doreen Vic 3754				
Indicative selling	price					
For the meaning of th	nis price see co	onsumer.vic.gov.au/	underquoting			
Range between \$4	20,000	&	\$460,000			
Median sale price		×		6 a		
Median price \$572	2,500	House X	Suburt	Doreen		
Period - From 01/0	01/2017 to	31/03/2017	Source	V		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
21 Meander Rd DOREEN 3754	\$457,000	23/02/2017
28 Burnside Way MERNDA 3754	.\$441,000	18/03/2017
26 Burnside Way MERNDA 3754	\$440,000	01/04/2017





Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802







Property Type: Land Land Size: 349 sqm approx **Agent Comments**

Indicative Selling Price \$420,000 - \$460,000 **Median House Price** March quarter 2017: \$572,500

Comparable Properties



21 Meander Rd DOREEN 3754 (REI/VG)

Price: \$457,000 Method: Private Sale Date: 23/02/2017

Rooms: -

Property Type: House Land Size: 400 sgm approx **Agent Comments**



28 Burnside Way MERNDA 3754 (REI/VG)

Price: \$441.000 Method: Private Sale Date: 18/03/2017

Rooms: 6

Property Type: House (Res) Land Size: 334 sqm approx

Agent Comments



26 Burnside Way MERNDA 3754 (REI)

Price: \$440,000 Method: Private Sale Date: 01/04/2017 Rooms: 6

Property Type: House (Res) Land Size: 307 sqm approx **Agent Comments**

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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