

John Heath 03 9717 8801 0404 003 194 jheath@barryplant.com.au

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	25 Coulthard Crescent, Doreen Vic 3754					
Including suburb and	,					

Indicative selling price

postcode

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

Range between \$840,000	&	\$924,000
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Median sale price

Median price	\$614,900	Hou	se X	Unit		Suburb	Doreen
Period - From	11/09/2018	to	10/09/2019		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.

Add	dress of comparable property	Price	Date of sale
1	3 Geebung PI DOREEN 3754	\$920,000	27/07/2019
2	19 Hazel Glen Dr DOREEN 3754	\$861,250	11/06/2019
3	45 Granada Gr DOREEN 3754	\$840,000	25/06/2019

OR

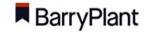
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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



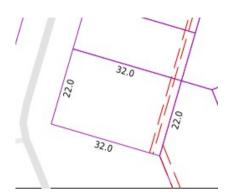


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Indicative Selling Price \$840,000 - \$924,000 **Median House Price** 11/09/2018 - 10/09/2019: \$614,900





Property Type: House (Res) Land Size: 189 sqm approx

Agent Comments

Comparable Properties



3 Geebung PI DOREEN 3754 (REI)



Price: \$920,000 Method: Private Sale Date: 27/07/2019

Rooms: -

Property Type: House (Res) Land Size: 968 sqm approx

Agent Comments



19 Hazel Glen Dr DOREEN 3754 (REI/VG)







Price: \$861,250 Method: Private Sale Date: 11/06/2019

Rooms: -

Property Type: House (Res) Land Size: 1480 sqm approx Agent Comments



45 Granada Gr DOREEN 3754 (REI)



Price: \$840,000

Method: Expression of Interest

Date: 25/06/2019 Rooms: 8

Property Type: House

Agent Comments

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