Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$830,000

| 59 Kiora Avenue, Doreen Vic 3754 |
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| |

Indicative selling price

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

| Range between \$780,000 | & | \$858,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

Median sale price

| Median price | \$600,500 | Pro | perty Type | House | | Suburb | Doreen |
|---------------|------------|-----|------------|-------|--------|--------|--------|
| Period - From | 01/07/2018 | to | 30/06/2019 | | 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 | lress of comparable property | Price | Date of sale |
|---|-----|------------------------------|-----------|--------------|
| | 1 | 45 Granada Gr DOREEN 3754 | \$840,000 | 25/06/2019 |
| | 2 | 1 Eminence Blvd DOREEN 3754 | \$837,000 | 29/07/2019 |

OR

3

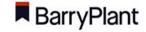
16 Tregowan PI DOREEN 3754

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: | 17/10/2019 14:01 |
|--|------------------|



10/08/2019



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

Indicative Selling Price \$780,000 - \$858,000 **Median House Price** Year ending June 2019: \$600,500



Property Type: Subdivisional/Englobo Land -(Multi Lot) **Agent Comments**

Comparable Properties



45 Granada Gr DOREEN 3754 (REI/VG)



Price: \$840,000

Method: Expression of Interest

Date: 25/06/2019 Rooms: 8

Property Type: House Land Size: 673 sqm approx **Agent Comments**



1 Eminence Blvd DOREEN 3754 (REI/VG)







Price: \$837,000 Method: Private Sale Date: 29/07/2019 Rooms: 5

Property Type: House Land Size: 900 sqm approx Agent Comments



16 Tregowan PI DOREEN 3754 (REI/VG)





Price: \$830,000 Method: Private Sale Date: 10/08/2019

Property Type: House (Res) Land Size: 777 sqm approx **Agent Comments**

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



