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	9 Twist Walk, Doreen Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$460,000	&	\$495,000	
	4	~	Ψ 100,000	

Median sale price

Median price	\$641,000	Pro	pperty Type Hou	use	Suburb	Doreen
Period - From	01/01/2020	to	31/03/2020	Sou	ırceREIV	

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.

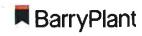
Ad	Address of comparable property		Date of sale
1	14 Soapstone Wik DOREEN 3754	\$492,500	21/05/2020
2	25 Patience Av DOREEN 3754	\$490,000	17/03/2020
3	7 Verve Av DOREEN 3754	\$485,000	25/06/2020

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:	11/07/2020 09:56







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Property Type: Residential House **Land Size:** 221 sqm approx

Agent Comments

Indicative Selling Price \$460,000 - \$495,000 Median House Price March quarter 2020: \$641,000

Comparable Properties



14 Soapstone Wlk DOREEN 3754 (REI)

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Price: \$492,500 Method: Private Sale Date: 21/05/2020 Property Type: House Land Size: 240 sqm approx **Agent Comments**

25 Patience Av DOREEN 3754 (VG)

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Price: \$490,000 Method: Sale Date: 17/03/2020

Property Type: House (Res) **Land Size:** 285 sqm approx

Agent Comments



7 Verve Av DOREEN 3754 (REI)

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-2

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Price: \$485,000 Method: Private Sale

Date: 25/06/2020 **Property Type**: House (Res) **Land Size**: 221 sqm approx Agent Comments

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



