#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	9 Flicker Lane, Doreen Vic 3754

#### Indicative selling price

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

Range between \$410,000 & \$450,000	Range between	\$410,000	&	\$450,000
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#### 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.

### Address of comparable property Price

1	13 Garden Rd DOREEN 3754	\$450,000	21/08/2019
2	148 Cookes Rd DOREEN 3754	\$435,000	03/07/2019
3	28 Cortland St DOREEN 3754	\$420,000	07/06/2019

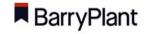
OR

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.

This Statement of Information was prepared on:	07/10/2019 12:44



Date of sale



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**Indicative Selling Price** \$410,000 - \$450,000 **Median House Price** Year ending June 2019: \$600,500



Property Type: Land Land Size: 320 sqm approx **Agent Comments** 

## Comparable Properties



13 Garden Rd DOREEN 3754 (REI)

Price: \$450,000 Method: Private Sale Date: 21/08/2019

Rooms: 5

Property Type: House

**Agent Comments** 



148 Cookes Rd DOREEN 3754 (REI/VG)

Price: \$435,000 Method: Private Sale Date: 03/07/2019 Rooms: 4

Property Type: House

Land Size: 282 sqm approx

Agent Comments



28 Cortland St DOREEN 3754 (REI/VG)

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Price: \$420,000 Method: Private Sale Date: 07/06/2019 **Property Type:** House Land Size: 237 sqm approx Agent Comments

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



