## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

<b>Property</b>	offered	for sale
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Address	40 Bluejay Road, Doreen Vic 3754
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$580,000	&	\$620,000
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#### Median sale price

Median price	\$680,000	Pro	perty Type	House		Suburb	Doreen
Period - From	01/07/2020	to	30/06/2021	9	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

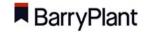
Add	dress of comparable property	Price	Date of sale
1	4 Gunghalin Dr DOREEN 3754	\$620,000	16/03/2021
2	33 Bear Cr DOREEN 3754	\$610,000	02/06/2021
3	141 Flaxen Hills Rd DOREEN 3754	\$595,000	04/08/2021

#### OR

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

This Statement of Information was prepared on:	21/08/2021 13:02





Rob Drinkwater 9717 8801 0458 502 052 rdrinkwater@barryplant.com.au

Indicative Selling Price \$580,000 - \$620,000 Median House Price Year ending June 2021: \$680,000



# **13** - **4**

Rooms: 8

**Property Type:** House (Res) **Land Size:** 368 sqm approx

Agent Comments

## Comparable Properties



4 Gunghalin Dr DOREEN 3754 (REI/VG)

3





2

Price: \$620,000 Method: Private Sale Date: 16/03/2021 Property Type: House Land Size: 350 sqm approx **Agent Comments** 



33 Bear Cr DOREEN 3754 (VG)

**--**3



**6** 

Price: \$610,000 Method: Sale Date: 02/06/2021

Property Type: House (Res) Land Size: 400 sqm approx

**Agent Comments** 



141 Flaxen Hills Rd DOREEN 3754 (REI)

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**6**3 ₁

Price: \$595,000 Method: Private Sale Date: 04/08/2021 Rooms: 6

**Property Type:** House (Res) **Land Size:** 306 sqm approx

**Agent Comments** 

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



