

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
Including suburb and
postcode

40 Bluejay Road, Doreen Vic 3754

Indicative selling price

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

Range between \$580,000

&

\$620,000

Median sale price

Median price \$680,000

Property Type House

Suburb Doreen

Period - From 01/07/2020

to

30/06/2021

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	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 comparable properties 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



Rooms: 8

Property Type: House (Res)

Land Size: 368 sqm approx

Agent Comments

Comparable Properties



4 Gunghalin Dr DOREEN 3754 (REI/VG)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 16/03/2021

Property Type: House

Land Size: 350 sqm approx



33 Bear Cr DOREEN 3754 (VG)

Agent Comments



Price: \$610,000

Method: Sale

Date: 02/06/2021

Property Type: House (Res)

Land Size: 400 sqm approx



141 Flaxen Hills Rd DOREEN 3754 (REI)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 04/08/2021

Rooms: 6

Property Type: House (Res)

Land Size: 306 sqm approx

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