

## 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

10 Faithful Way, Doreen Vic 3754

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$430,000

&

\$470,000

#### Median sale price

Median price

\$542,500

House

X

Unit

Suburb

Doreen

Period - From

01/04/2017

to

30/06/2017

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	20 Beltons Way DOREEN 3754	\$470,000	12/05/2017
2	28 Thoroughbred Blvd DOREEN 3754	\$465,000	17/02/2017
3	12 Walker Dr DOREEN 3754	\$458,000	14/02/2017

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.~~

10 Faithful Way, Doreen Vic 3754



Lucas McLeish

97178801

0439 448 599

lmcleish@barryplant.com.au

**Indicative Selling Price**

\$430,000 - \$470,000

**Median House Price**

June quarter 2017: \$542,500



**Rooms:**

**Property Type:** Land

**Agent Comments**

## Comparable Properties



**20 Beltons Way DOREEN 3754 (REI)**

**Agent Comments**



**Price:** \$470,000

**Method:** Private Sale

**Date:** 12/05/2017

**Rooms:** 3

**Property Type:** House



**28 Thoroughbred Blvd DOREEN 3754 (REI/VG)**

**Agent Comments**



**Price:** \$465,000

**Method:** Private Sale

**Date:** 17/02/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 391 sqm approx



**12 Walker Dr DOREEN 3754 (REI/VG)**

**Agent Comments**



**Price:** \$458,000

**Method:** Private Sale

**Date:** 14/02/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 400 sqm approx

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

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.