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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 pr	rice			
For the meaning of this	s price see consumer.vic.gov.au/underquoting			
Range between \$430	0,000 & \$470,000			
Median sale price				
Median price \$542,5	500 House X Unit Suburb Doreen			
Period - From 01/04/	/2017 to 30/06/2017 Source REIV			
Comparable propert	ty sales (*Delete A or B below as applicable)			

Comparable property sales ("Delete A or B below as applicable)

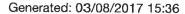
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

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.

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



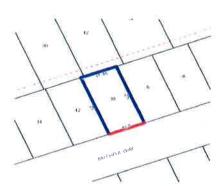








Indicative Selling Price \$430,000 - \$470,000 Median House Price June quarter 2017: \$542,500





Property Type: Land Agent Comments

Comparable Properties



20 Beitons Way DOREEN 3754 (REI)





Price: \$470,000 Method: Private Sale Date: 12/05/2017 Rooms: 3

Property Type: House

Agent Comments



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



Rooms: -Property Type: House

Land Size: 400 sqm approx

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