

John Heath 03 9717 8801 0404 003 194 jheath@barryplant.com.au

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	15 Braford Drive, Doreen Vic 3754
postcode	

Indicative selling price

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

Range between	\$580,000	&	\$638,000

Median sale price

Median price	\$580,000	Hou	ise X	Unit		Suburb	Doreen
Period - From	01/07/2017	to	30/09/2017		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 Vantage Point Blvd DOREEN 3754	\$635,000	23/05/2017
2	6 Graffs Av DOREEN 3754	\$626,500	27/07/2017
3	54 Cathedral Rise DOREEN 3754	\$625,000	11/10/2017

OR

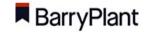
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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



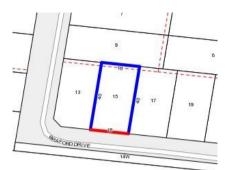


Generated: 17/11/2017 08:41



John Heath 03 9717 8801 0404 003 194 iheath@barryplant.com.au

Indicative Selling Price \$580,000 - \$638,000 **Median House Price** September quarter 2017: \$580,000



Rooms: 8

Property Type: Land Land Size: 720 sqm approx

Agent Comments

Comparable Properties



20 Vantage Point Blvd DOREEN 3754 (REI/VG) Agent Comments





Price: \$635,000 Method: Private Sale Date: 23/05/2017

Rooms: -

Property Type: House Land Size: 635 sqm approx



6 Graffs Av DOREEN 3754 (REI/VG)





Price: \$626.500 Method: Private Sale Date: 27/07/2017 Rooms: 5

Property Type: House Land Size: 621 sqm approx

54 Cathedral Rise DOREEN 3754 (REI)







Price: \$625,000 Method: Private Sale Date: 11/10/2017 Rooms: 11

Property Type: House (Res) Land Size: 604 sqm approx

Agent Comments

Agent Comments



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



Generated: 17/11/2017 08:41