

Carlo Bressanutti 9717 8801 0414 960 964 carlo.bress@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

							Section 477	4F 0	i the Estate	Ago	ents Act 1960
Property offered for sale											
Address Including suburb and postcode		65 Sunstone Boulevard, Doreen Vic 3754									
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between \$670,0			000		&		\$705,000				
Median sale price*											
Median price				House		Ur	hit		Suburb	Dor	reen
Period - From			t	to			Source				
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											
2											
3											
OR											
В*	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.										

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF

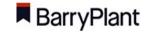
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(2)(b) of the Estate Agents Act 1980.





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> Indicative Selling Price \$670,000 - \$705,000 No median price available





Property Type: Land Land Size: 511 sqm approx

Agent Comments

Comparable Properties

5 Nesci St DOREEN 3754 (VG)

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Price: \$680,000 Method: Sale Date: 25/07/2018

Rooms: -

Property Type: House (Res) **Land Size:** 420 sqm approx

Agent Comments



21 Fortress Rd DOREEN 3754 (REI/VG)

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63 2

Price: \$675,000 **Method:** Private Sale **Date:** 20/07/2018

Rooms: 5

Property Type: House Land Size: 490 sqm approx Agent Comments

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.

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