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	

Indicative selling price

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

Range between \$720,000	&	\$790,000
-------------------------	---	-----------

Median sale price

Median price	\$650,000	Pro	perty Type	House		Suburb	Doreen
Period - From	01/10/2019	to	31/12/2019		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	23 Laurence St DOREEN 3754	\$790,000	29/11/2019
2	10 Holmwood Cr DODEEN 2754	¢770.000	10/10/0010

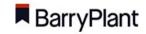
2 10 Holmwood Cr DOREEN 3754 \$770,000 10/12/2019 3 45 Eminence Blvd DOREEN 3754 \$765,000 16/12/2019

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:	08/02/2020 10:01





Rob Drinkwater 9717 8801 0458 502 052 rdrinkwater@barryplant.com.au

Indicative Selling Price \$720,000 - \$790,000 **Median House Price** December quarter 2019: \$650,000





Comparable Properties



23 Laurence St DOREEN 3754 (REI)



Price: \$790,000 Method: Private Sale Date: 29/11/2019 Property Type: House Agent Comments



10 Holmwood Cr DOREEN 3754 (REI)





Price: \$770,000 Method: Private Sale Date: 10/12/2019 Rooms: 7

Property Type: House

Agent Comments



45 Eminence Blvd DOREEN 3754 (REI)





Price: \$765,000 Method: Private Sale Date: 16/12/2019 Property Type: House Land Size: 702 sqm approx Agent Comments

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



