

## 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

3 Currumbin Road, 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 \$530,000

&

\$580,000

#### 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	17 Ballam Way DOREEN 3754	\$575,000	14/07/2017
2	5 Karakul Cr DOREEN 3754	\$572,100	31/07/2017
3	4 Shoal Cirt DOREEN 3754	\$545,500	07/08/2017

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.~~

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

**Indicative Selling Price**

\$530,000 - \$580,000

**Median House Price**

June quarter 2017: \$542,500



 4  2  2

**Rooms:**

**Property Type:** Residential House

**Land Size:** 442 sqm approx

Agent Comments

## Comparable Properties



**17 Ballam Way DOREEN 3754 (REI)**

Agent Comments

 4  2  2

**Price:** \$575,000

**Method:** Private Sale

**Date:** 14/07/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 502 sqm approx



**5 Karakul Cr DOREEN 3754 (REI)**

Agent Comments

 4  2  2

**Price:** \$572,100

**Method:** Private Sale

**Date:** 31/07/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 440 sqm approx



**4 Shoal Cirt DOREEN 3754 (REI)**

Agent Comments

 4  2  2

**Price:** \$545,500

**Method:** Private Sale

**Date:** 07/08/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 400 sqm approx