

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
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Address	3 Currumbin Road, Doreen Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$530,000	&	\$580,000
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Median sale price

Median price	\$542,500	Hou	ise 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

OR

3

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

4 Shoal Cirt DOREEN 3754

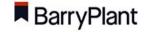




\$545,500

07/08/2017

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Indicative Selling Price \$530,000 - \$580,000 **Median House Price** June quarter 2017: \$542,500



Rooms:

Property Type: Residential House Land Size: 442 sqm approx

Agent Comments

Comparable Properties



17 Ballam Way DOREEN 3754 (REI)



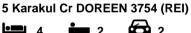


Price: \$575,000 Method: Private Sale Date: 14/07/2017

Rooms: 7

Property Type: House (Res) Land Size: 502 sqm approx





Price: \$572,100 Method: Private Sale Date: 31/07/2017 Rooms: 6

Property Type: House (Res) Land Size: 440 sqm approx

Agent Comments

Agent Comments



4 Shoal Cirt DOREEN 3754 (REI)



Price: \$545,500 Method: Private Sale Date: 07/08/2017

Rooms: 7

Property Type: House (Res) Land Size: 400 sqm approx

Agent Comments

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