

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

53 Lakeland Drive, Doreen Vic 3754

Indicative selling price

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

Range between

\$510,000

&

\$560,000

Median sale price

Median price

\$599,975

Property Type

House

Suburb

Doreen

Period - From

01/04/2019

to

30/06/2019

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	8 Walker Dr DOREEN 3754	\$550,000	09/09/2019
2	20 Puckle Rd DOREEN 3754	\$540,000	24/08/2019
3	20 Belmont Rise DOREEN 3754	\$530,000	25/07/2019

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:

17/09/2019 17:34

53 Lakeland Drive, Doreen Vic 3754



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



Property Type: Land
Land Size: 448 sqm approx
Agent Comments

Indicative Selling Price
\$510,000 - \$560,000
Median House Price
June quarter 2019: \$599,975

Comparable Properties



8 Walker Dr DOREEN 3754 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 09/09/2019
Property Type: House
Land Size: 448 sqm approx



20 Puckle Rd DOREEN 3754 (REI)

Agent Comments



Price: \$540,000
Method: Auction Sale
Date: 24/08/2019
Rooms: 5
Property Type: House (Res)
Land Size: 436 sqm approx



20 Belmont Rise DOREEN 3754 (REI)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 25/07/2019
Property Type: House
Land Size: 447 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.