## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	33 Thernholme Crescent, Doreen Vic 3754
Including suburb or	
locality and postcode	

## Indicative selling price

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

Range between \$540,000 & \$59	590,000
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#### Median sale price

Median price	\$628,000	Pro	perty Type	House		Suburb	Doreen
Period - From	01/10/2019	to	30/09/2020		Source	REIV	

# Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

# Address of comparable property Price

1	19 Altitude Dr DOREEN 3754	\$572,500	13/05/2020
2	20 Spectacular Av DOREEN 3754	\$560,000	21/04/2020
3	24 Marley Blvd DOREEN 3754	\$558,180	02/07/2020

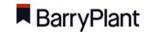
#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	13/10/2020 13:12



Date of sale



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

**Indicative Selling Price** \$540,000 - \$590,000 **Median House Price** Year ending September 2020: \$628,000





Property Type: House Land Size: 400 sqm approx

**Agent Comments** 

# Comparable Properties

19 Altitude Dr DOREEN 3754 (REI/VG)

**—** 3

Price: \$572,500 Method: Private Sale Date: 13/05/2020

Property Type: House (Res) Land Size: 407 sqm approx

Agent Comments

20 Spectacular Av DOREEN 3754 (VG)





Price: \$560.000 Method: Sale Date: 21/04/2020

Property Type: House (Res) Land Size: 415 sqm approx **Agent Comments** 

24 Marley Blvd DOREEN 3754 (VG)

**=** 3





Price: \$558,180 Method: Sale Date: 02/07/2020

Property Type: House (Res) Land Size: 461 sqm approx

Agent Comments

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



