

# 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

33 McKenzie Way, 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

\$740,000

&

\$814,000

### Median sale price

Median price

\$600,500

Property Type

House

Suburb

Doreen

Period - From

01/07/2018

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 | 21 Tara Valley Cr DOREEN 3754  | \$780,000 | 01/10/2019   |
| 2 | 58 Tallawong Dr DOREEN 3754    | \$770,000 | 27/08/2019   |
| 3 | 5 Hanna Cr DOREEN 3754         | \$746,000 | 20/08/2019   |

**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:

16/10/2019 11:16

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



 4  2  2

**Property Type:** House  
**Land Size:** 695 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$740,000 - \$814,000  
**Median House Price**  
Year ending June 2019: \$600,500

## Comparable Properties



**21 Tara Valley Cr DOREEN 3754 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 01/10/2019  
**Property Type:** House  
**Land Size:** 765 sqm approx



**58 Tallawong Dr DOREEN 3754 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 27/08/2019  
**Property Type:** House (Res)  
**Land Size:** 576 sqm approx



**5 Hanna Cr DOREEN 3754 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$746,000  
**Method:** Private Sale  
**Date:** 20/08/2019  
**Property Type:** House  
**Land Size:** 798 sqm approx