Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	33 McKenzie Way, Doreen Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

Range between \$740,000 & \$814,000	Range between	\$740,000	&	\$814,000
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Median sale price

Median price	\$600,500	Pro	perty 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

7,01	aress of comparable property	1 1100	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

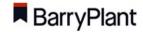
OR

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



Date of sale



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

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





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

Comparable Properties



21 Tara Valley Cr DOREEN 3754 (REI)



Price: \$780,000 Method: Private Sale Date: 01/10/2019 Property Type: House

Land Size: 765 sqm approx

Agent Comments



58 Tallawong Dr DOREEN 3754 (REI/VG)





Price: \$770,000 Method: Private Sale Date: 27/08/2019

Property Type: House (Res) Land Size: 576 sqm approx Agent Comments



5 Hanna Cr DOREEN 3754 (REI/VG)



Price: \$746.000 Method: Private Sale Date: 20/08/2019 Property Type: House Land Size: 798 sqm approx Agent Comments

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



