

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

22 Terry Street, Doreen Vic 3754

Indicative selling price

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

Single price

\$369,500

Median sale price

Median price

\$325,000

Property Type

Vacant land

Suburb

Doreen

Period - From

27/05/2019

to

26/05/2020

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	62 Nancarrow Dr DOREEN 3754	\$365,000	12/02/2020
2	44 Horning St DOREEN 3754	\$360,000	28/11/2019
3	16 Purcell St DOREEN 3754	\$353,000	10/12/2019

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:

27/05/2020 14:38

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



Property Type: Land
Land Size: 462 sqm approx
Agent Comments

Indicative Selling Price
\$369,500
Median Land Price
27/05/2019 - 26/05/2020: \$325,000

Comparable Properties

62 Nancarrow Dr DOREEN 3754 (VG)

Agent Comments



Price: \$365,000
Method: Sale
Date: 12/02/2020
Property Type: Land
Land Size: 483 sqm approx

44 Horning St DOREEN 3754 (VG)

Agent Comments



Price: \$360,000
Method: Sale
Date: 28/11/2019
Property Type: Land
Land Size: 459 sqm approx

16 Purcell St DOREEN 3754 (VG)

Agent Comments



Price: \$353,000
Method: Sale
Date: 10/12/2019
Property Type: Land
Land Size: 448 sqm approx