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	22 Terry Street, Doreen Vic 3754
Including suburb and	
postcode	

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	Pro	perty Type	Vacant	land	S	Suburb	Doreen
Period - From	27/05/2019	to	26/05/2020		Sour	ırceR	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

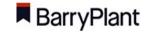
Add	dress of comparable property	Price	Date of sale
1	62 Nancarrow Dr DOREEN 3754	\$365,000	12/02/2020
2	44 Horning St DOREEN 3754	\$360,000	28/11/2019
3	16 Purcell St DOREEN 3754	\$353,000	10/12/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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 iheath@barryplant.com.au

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

Property Type: Land Land Size: 462 sqm approx

Agent Comments

Comparable Properties

62 Nancarrow Dr DOREEN 3754 (VG)

-

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

44 Horning St DOREEN 3754 (VG)



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

Land Size: 459 sqm approx

Agent Comments

Agent Comments

16 Purcell St DOREEN 3754 (VG)





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

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



