

Rob Drinkwater 9717 8801 0458 502 052

Statement of Information

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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 38 Tallawong Drive, Doreen Vic 3754					
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$695,000 & \$750,000					
Median sale price					
Median price \$612,000 House X Unit Suburb Doreen					
Period - From 01/10/2017 to 31/12/2017 Source REIV					
Comparable property sales (*Delete A or B below as applicable)					
A* Those are the three preparties sold within two kilometres of the property for sale in the last six					

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	10 Merredin Cirt DOREEN 3754	\$746,350	26/11/2017
2	7 Gunghalin Dr DOREEN 3754	\$705,000	25/10/2017
3	13 Batavia Way DOREEN 3754	\$700,000	08/11/2017

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.

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







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Indicative Selling Price \$695,000 - \$750,000 Median House Price December quarter 2017: \$612,000





Comparable Properties



10 Merredin Cirt DOREEN 3754 (REI)

Price: \$746,350 Method: Private Sale Date: 26/11/2017

Rooms: -

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

Agent Comments



7 Gunghalin Dr DOREEN 3754 (REI/VG)





Price: \$705,000 Method: Private Sale Date: 25/10/2017

Rooms: 9

Property Type: House (Res) Land Size: 672 sqm approx **Agent Comments**



13 Batavia Way DOREEN 3754 (REI/VG)



Price: \$700,000 Method: Private Sale Date: 08/11/2017 Rooms: 10

Property Type: House (Res) Land Size: 640 sqm approx Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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