## BarryPlant





Rooms: Property Type: Land Agent Comments John Heath 03 9717 8801 0404 003 194 jheath@barryplant.com.au

Indicative Selling Price \$620,000 - \$670,000 Median House Price March quarter 2017: \$572,500

### **Comparable Properties**

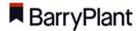
24 Gunghalin Dr DOREEN 3754 (REI) 4 2 2 2 Price: \$647,500 Method: Private Sale Date: 19/05/2017 Rooms: 7 Property Type: House (Res) Land Size: 583 sqm	Agent Comments
9 Tallawong Dr DOREEN 3754 (REI) 4 2 2 2 Price: \$635,000 Method: Private Sale Date: 06/06/2017 Rooms: 7 Property Type: House Land Size: 512 sqm	Agent Comments
98 Laurimar Blvd DOREEN 3754 (REI/VG) 98 Laurimar Blvd DOREEN 3754 (REI/VG) Price: \$620,000 Method: Private Sale Date: 24/01/2017 Rooms: 9 Property Type: House (Res) Land Size: 630 sqm	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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#### 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

#### Indicative selling price

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

 Range between \$620,000
 & \$670,000

 Median sale price
 Median price \$572,500

 House X
 Suburb Doreen

 Period - From 01/01/2017
 to \$31/03/2017

#### **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
24 Gunghalin Dr DOREEN 3754	\$647,500	19/05/2017
9 Tallawong Dr DOREEN 3754	\$635,000	06/06/2017
98 Laurimar Blvd DOREEN 3754	\$620,000	24/01/2017

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