

## 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

20 Sanders Drive, Doreen Vic 3754

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000

&

\$525,000

#### 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\*** 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	24 Kamori Dr DOREEN 3754	\$525,000	23/01/2018
2	9 Peterborough Dr DOREEN 3754	\$500,000	23/01/2018
3	11 Airey Way DOREEN 3754	\$500,000	20/11/2017

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.

Lucas McLeish

97178801

0439 448 599

lmcleish@barryplant.com.au

**Indicative Selling Price**

\$480,000 - \$525,000

**Median House Price**

December quarter 2017: \$612,000



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Agent Comments**

## Comparable Properties



**24 Kamori Dr DOREEN 3754 (VG)**

**Agent Comments**



**Price:** \$525,000

**Method:** Sale

**Date:** 23/01/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 358 sqm approx



**9 Peterborough Dr DOREEN 3754 (REI/VG)**

**Agent Comments**



**Price:** \$500,000

**Method:** Sold Before Auction

**Date:** 23/01/2018

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 312 sqm approx

**11 Airey Way DOREEN 3754 (REI/VG)**

**Agent Comments**



**Price:** \$500,000

**Method:** Private Sale

**Date:** 20/11/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 256 sqm approx