

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

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 Mac Knight Wynd, Doreen Vic 3754				
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$570,000	8 \$627,000				
Median sale price					
Median price \$600,000	House X Unit Suburb Doreen				
Period - From 01/04/2017	7 to 31/03/2018 Source REIV				
Comparable property color (*Dolote A or B below so applicable)					

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	10 Dibella St DOREEN 3754	\$624,000	21/04/2018
2 4 Trenino Dr DOREEN 3754		\$600,500	24/03/2018
3	3 Nash Gr DOREEN 3754	\$581,000	19/05/2018

OR

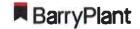
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

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

Generated: 28/06/2018 11:35







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

Indicative Selling Price \$570,000 - \$627,000 Median House Price

Year ending March 2018: \$600,000



4 许 2 🛱 2

Rooms:

Property Type: House (Res) **Land Size**: 394 sqm approx

Agent Comments

Comparable Properties



10 Dibella St DOREEN 3754 (REI)

4

; 2

₽ 2

Price: \$624,000 Method: Auction Sale Date: 21/04/2018

Rooms: -

Property Type: House (Res) Land Size: 412 sqm approx

Agent Comments



4 Trenino Dr DOREEN 3754 (REI/VG)

· William





Price: \$600,500 Method: Auction Sale Date: 24/03/2018

Rooms: 7

Property Type: House (Res) **Land Size:** 399 sqm approx

Agent Comments



3 Nash Gr DOREEN 3754 (REI)





Price: \$581,000 Method: Auction Sale Date: 19/05/2018

Rooms: -

Property Type: House (Res) **Land Size:** 400 sqm approx

Agent Comments

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

Generated: 28/06/2018 11:35



