

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								
Addres Including suburb an postcod	d Zo Maso.	23 Mabel Street, Doreen Vic 3754						
Indicative selling p	rice							
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$59	90,000	&	\$645,000					
Median sale price								
Median price \$572	,500	House X	Jnit	Suburb Doreen				
Period - From 01/0	1/2019 t	o 31/03/2019	Source RI	ΞΙV				

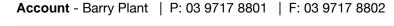
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	10 Aspect Dr DOREEN 3754	\$625,000	05/02/2019
2	10 Murana PI DOREEN 3754	\$622,500	27/03/2019
3	32 Lexington Av DOREEN 3754	\$600,000	06/03/2019

OR

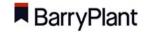
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Indicative Selling Price \$590,000 - \$645,000 **Median House Price** March quarter 2019: \$572,500





Rooms:

Property Type: House (Res) Land Size: 480 sqm approx

Agent Comments

Comparable Properties



10 Aspect Dr DOREEN 3754 (REI/VG)

Price: \$625,000 Method: Private Sale Date: 05/02/2019

Rooms: -

Property Type: House Land Size: 459 sqm approx **Agent Comments**



10 Murana PI DOREEN 3754 (REI/VG)

Price: \$622.500 Method: Private Sale Date: 27/03/2019

Rooms: 9

Property Type: House Land Size: 462 sqm approx Agent Comments



32 Lexington Av DOREEN 3754 (REI/VG)

Price: \$600,000 Method: Private Sale Date: 06/03/2019

Rooms: -

Property Type: House Land Size: 500 sqm approx **Agent Comments**

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