

Generated: 19/07/2018 09:31

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	е
---------------------------	---

Address	10 Sherwood Way, Doreen Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$550,000	&	\$600,000

Median sale price

Median price \$645,000	Hous	e X	Unit		Suburb	Doreen
Period - From 01/04/201	8 to 3	80/06/2018		Source	REIV	

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

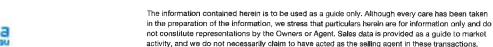
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	33 Escape Dr DOREEN 3754	\$596,000	10/04/2018
2	2 Braeheid Ct DOREEN 3754	\$580,000	01/02/2018
3	15 Navigate Rd DOREEN 3754	\$575,000	23/04/2018

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.

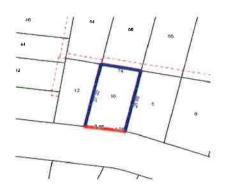
Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802













Rooms:

Property Type: Land **Land Size:** 376 sqm approx

Agent Comments

Indicative Selling Price \$550,000 - \$600,000 Median House Price June quarter 2018: \$645,000

Comparable Properties



33 Escape Dr DOREEN 3754 (REI)

4

— 2

€ 2

Agent Comments

Price: \$596,000 Method: Private Sale Date: 10/04/2018

Rooms: -

Property Type: House (Res) **Land Size:** 419 sqm approx

2 Braeheid Ct DOREEN 3754 (REI/VG)

i



Agent Comments

Price: \$580,000 Method: Private Sale Date: 01/02/2018

Rooms: -

Property Type: House (Res) **Land Size:** 392 sqm approx

15 Navigate Rd DOREEN 3754 (REI/VG)

_ _

Agent Comments



Price: \$575,000 Method: Private Sale Date: 23/04/2018

Rooms: 5

Property Type: House Land Size: 350 sqm approx

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





Generated: 19/07/2018 09:31

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.