Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$425,000

Property	offered	for sale
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Address	26 Burssi Circuit, Doreen Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$400,000	&	\$440,000

Median sale price

Median price	\$395,000	Pro	perty Type	Unit		Suburb	Doreen
Period - From	05/08/2019	to	04/08/2020		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.

Α	ddress of comparable property	Price	Date of sale
1	26 Cortland St DOREEN 3754	\$430,000	11/02/2020
2	32 Lowe Dr DOREEN 3754	\$426,200	07/02/2020

OR

3

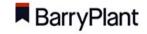
12 Burssi Cirt DOREEN 3754

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.

This Statement of Information was prepared on:	05/08/2020 17:05



13/02/2020



Rayni Jerram 039717 8801 0417 633 055 rjerram@barryplant.com.au

Indicative Selling Price \$400,000 - \$440,000 Median Unit Price 05/08/2019 - 04/08/2020: \$395,000

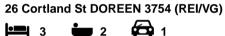
Property Type:

Flat/Unit/Apartment (Res)

Agent Comments



Comparable Properties



Price: \$430,000 Method: Private Sale Date: 11/02/2020 Property Type: House Land Size: 237 sqm approx Agent Comments



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Price: \$426,200 Method: Sale Date: 07/02/2020

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



12 Burssi Cirt DOREEN 3754 (REI/VG)

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Price: \$425,000 Method: Private Sale Date: 13/02/2020 Rooms: 5

Property Type: House Land Size: 137 sqm approx **Agent Comments**

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



