Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	3 Independence Boulevard, Doreen Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

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Range between	\$620,000	&	\$650,000	

Median sale price

Median price \$740,000	Property Type House	Sub	urb Doreen
Period - From 01/10/2021	to 31/12/2021	Source REI	V

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	42 Dargo Cr DOREEN 3754	\$650,000	21/10/2021
2	171 Orchard Rd DOREEN 3754	\$645,000	05/08/2021
3	4 Recoil Dr DOREEN 3754	\$637,500	02/08/2021

OR

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:	02/02/2022 10:30
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BarryPlant





Property Type: House

(Residential)

Land Size: 303 sqm approx

Agent Comments

Indicative Selling Price \$620,000 - \$650,000 **Median House Price** December quarter 2021: \$740,000

Comparable Properties

42 Dargo Cr DOREEN 3754 (REI/VG)

3





Price: \$650,000 Method: Private Sale Date: 21/10/2021

Rooms: 4

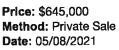
Property Type: House (Res) Land Size: 363 sqm approx **Agent Comments**



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Rooms: 4

Property Type: House (Res) Land Size: 296 sqm approx

Agent Comments









Price: \$637,500 Method: Private Sale Date: 02/08/2021

Rooms: 4 Property Type: House (Res) Land Size: 260 sqm approx **Agent Comments**



1