

Lucas McLeish 97178801 0439 448 599 Imcleish@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Section 47Ai of the Estate Agents Act 1300				
Property offered for sale					
Addre Including suburb at postcod	100 Laurimar Boulevard, Doreen Vic 3754				
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$6	\$740,000				
Median sale price					
Median price \$645	000 House X Unit Suburb Doreen				
Period - From 01/0	1/2018 to 30/06/2018 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.

Address of comparable property		Price	Date of sale
1	10 Walker Dr DOREEN 3754	\$740,000	25/03/2018
2	2 48 Merredin Cirt DOREEN 3754		06/02/2018
3	29 Brookwood Av DOREEN 3754	\$690,000	02/06/2018

OR

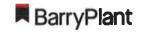
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$690,000 - \$740,000 Median House Price June quarter 2018: \$645,000





Comparable Properties



10 Walker Dr DOREEN 3754 (VG)





Price: \$740,000 Method: Sale Date: 25/03/2018

Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 640 sqm approx

Agent Comments



48 Merredin Cirt DOREEN 3754 (REI/VG)





Agent Comments

Price: \$720,000 Method: Private Sale Date: 06/02/2018

Rooms: -

Property Type: House (Res) Land Size: 512 sqm approx

29 Brookwood Av DOREEN 3754 (REI)







Agent Comments



Price: \$690,000 Method: Auction Sale Date: 02/06/2018

Rooms: 5

Property Type: House (Res) Land Size: 774 sqm approx

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