

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

Statement of Information

Single residential property located in the Melbourne metropolitan

	Section 4/AF of the Estate Agents Act 198			
Property offered for	sale			
Address Including suburb and postcode	3 Orient Drive, Doreen	Vic 3754		
Indicative selling price	ce			
For the meaning of this	price see consumer.vic.	gov.au/underquoting		
Range between \$570,	000 &	\$595,000		
Median sale price				
Median price \$615,00	00 House X	Unit	Suburb Doreen	
Period - From 01/04/2	2018 to 31/03/20 ⁻¹	19 Source	REIV	
Comparable property	/ sales (*Delete A or	B below as applical	ole)	
Δ* These are the th	aree properties sold with	nin two kilometres of th	e 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	11 Wailes Dr DOREEN 3754	\$590,000	16/01/2019
2	44 Eliot Av DOREEN 3754	\$581,650	21/01/2019
3	61 Ballam Way DOREEN 3754	\$570,000	21/12/2018

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





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Indicative Selling Price \$570,000 - \$595,000 Median House Price Year ending March 2019: \$615,000



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Rooms:

Property Type: House **Land Size:** 400 sqm approx

Agent Comments

Comparable Properties

11 Wailes Dr DOREEN 3754 (VG)

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Price: \$590,000 Method: Sale Date: 16/01/2019

Rooms: -

Property Type: House (Res) Land Size: 400 sqm approx

Agent Comments



44 Eliot Av DOREEN 3754 (REI/VG)





2

Price: \$581,650 **Method**: Private Sale **Date**: 21/01/2019

Rooms: -

Property Type: House (Res) Land Size: 394 sqm approx

Agent Comments



61 Ballam Way DOREEN 3754 (REI/VG)

3





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Price: \$570,000 Method: Private Sale Date: 21/12/2018

Rooms: 6
Property Type: House (Res)

Land Size: 371 sqm approx

Agent Comments

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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.

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