

John Heath 03 9717 8801 0404 003 194 jheath@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 230 Flaxen Hills Road, Doreen Vic 3754 Including suburb and postcode

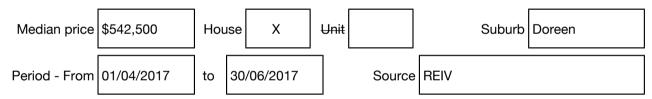
Indicative selling price

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

Range between \$770,000

&

Median sale price



\$830.000

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	49 Roaming Rd DOREEN 3754	\$810,000	22/05/2017
2	15 Overland Dr DOREEN 3754	\$770,000	14/04/2017
3	10 Conron Gr DOREEN 3754	\$770,000	05/04/2017

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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propertydata

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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.



230 Flaxen Hills Road, Doreen Vic 3754

BarryPlant





Rooms: Property Type: Land Land Size: 985 sqm approx Agent Comments John Heath 03 9717 8801 0404 003 194 jheath@barryplant.com.au

Indicative Selling Price \$770,000 - \$830,000 Median House Price June quarter 2017: \$542,500

Comparable Properties

	49 Roaming Rd DOREEN 3754 (REI) 4 3 2 Price: \$810,000 Method: Private Sale Date: 22/05/2017 Rooms: 8 Property Type: House (Res) Land Size: 656 sqm approx	Agent Comments
THIR.	15 Overland Dr DOREEN 3754 (REI/VG) 15 Overland Dr DOREEN 3754 (REI/VG) 15 Overland Dr DOREEN 3754 (REI/VG) 2 0	Agent Comments
	10 Conron Gr DOREEN 3754 (REI) A 2 2 2 Price: \$770,000 Method: Private Sale Date: 05/04/2017 Rooms: - Property Type: House Land Size: 1000 sqm approx	Agent Comments

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