

Rob Drinkwater 9717 8801 0458 502 052 rdrinkwater@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale												
Address Including suburb and postcode		90 Aylesbury Boulevard, Doreen Vic 3754										
Indicative sell	ing pric	e										
For the meaning	of this p	rice see	cons	sumer.vic.gov.au	/underq	uoting						
Range between \$595		,000		&	\$620,000							
Median sale price												
Median price	\$615,00	00	Ηοι	use X	Jnit			Suburb	Doreen			
Period - From	01/04/2	018	to	31/03/2019		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.

Add	dress of comparable property	Price	Date of sale
1	10 Coulthard Cr DOREEN 3754	\$615,000	02/02/2019
2	30 Eliot Av DOREEN 3754	\$615,000	17/04/2019
3	32 Lexington Av DOREEN 3754	\$600,000	06/03/2019

OR

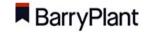
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





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Indicative Selling Price \$595,000 - \$620,000 **Median House Price** Year ending March 2019: \$615,000





Rooms:

Property Type: Land **Agent Comments**

Comparable Properties



10 Coulthard Cr DOREEN 3754 (REI/VG)





Price: \$615,000 Method: Private Sale Date: 02/02/2019

Rooms: -

Property Type: House (Res) Land Size: 448 sqm approx

Agent Comments



30 Eliot Av DOREEN 3754 (REI)



Price: \$615,000 Method: Private Sale Date: 17/04/2019 Rooms: 8

Property Type: House

Agent Comments



32 Lexington Av DOREEN 3754 (REI/VG)





Price: \$600,000 Method: Private Sale Date: 06/03/2019

Rooms: -

Property Type: House Land Size: 500 sqm approx Agent Comments

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