

## 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 Including suburb and postcode	23 Chadwick Views, Doreen Vic 3754
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$620,000	&	\$680,000
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#### Median sale price

Median price	\$542,500	House	X	Unit		Suburb	Doreen
Period - From	01/04/2017	to	30/06/2017	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	194 Hazel Glen Dr DOREEN 3754	\$675,100	03/07/2017
2	33 Waterway Blvd DOREEN 3754	\$645,000	01/09/2017
3	19 Airey Way DOREEN 3754	\$620,000	14/08/2017

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.

Lucas McLeish  
97178801  
0439 448 599

lmcleish@barryplant.com.au

**Indicative Selling Price**

\$620,000 - \$680,000

**Median House Price**

June quarter 2017: \$542,500



**Rooms:**  
**Property Type:** Land  
**Agent Comments**

## Comparable Properties



**194 Hazel Glen Dr DOREEN 3754 (REI)**

**Agent Comments**



**Price:** \$675,100  
**Method:** Private Sale  
**Date:** 03/07/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 640 sqm approx



**33 Waterway Blvd DOREEN 3754 (REI)**

**Agent Comments**



**Price:** \$645,000  
**Method:** Private Sale  
**Date:** 01/09/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 568 sqm approx



**19 Airey Way DOREEN 3754 (REI)**

**Agent Comments**



**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 14/08/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 427 sqm approx