

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

Property	offered	for sal	е
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Address	8 Dargo Crescent, Doreen Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$490,000	&	\$535,000
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Median sale price

Median price	\$542,500	Hou	se 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	183 Painted Hills Rd DOREEN 3754	\$535,000	15/08/2017
2	10 Sanctum Cirt DOREEN 3754	\$525,050	24/07/2017
3	6 Heronvale Ct DOREEN 3754	\$490,000	11/07/2017

OR

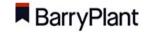
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





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Indicative Selling Price \$490,000 - \$535,000 **Median House Price** June quarter 2017: \$542,500



Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties

183 Painted Hills Rd DOREEN 3754 (REI)

Price: \$535,000 Method: Private Sale Date: 15/08/2017

Rooms: -

Property Type: House Land Size: 378 sqm approx **Agent Comments**



10 Sanctum Cirt DOREEN 3754 (REI)

=3

Price: \$525,050

Method: Private Sale Date: 24/07/2017

Rooms: -

Property Type: House (Res) Land Size: 399 sqm approx

Agent Comments







Price: \$490,000 Method: Private Sale Date: 11/07/2017

Rooms: -

Property Type: House (Res) Land Size: 414 sqm approx

Agent Comments

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