

John Heath 03 9717 8801 0404 003 194 iheath@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 Including suburb and	44 Laurimar Boulevard, Doreen Vic 3754				
postcode					

#### Indicative selling price

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Range between \$585,000	&	\$640,000
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#### Median sale price

Median price	\$617,000	Hou	ise X	Unit		Suburb	Doreen
Period - From	01/07/2017	to	30/06/2018		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	7 Westbourne Dr DOREEN 3754	\$640,000	20/02/2018
2	24 Russel Way DOREEN 3754	\$610,000	11/05/2018
3	15 Brendan St MERNDA 3754	\$595,000	21/07/2018

#### OR

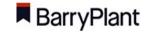
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





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**Indicative Selling Price** \$585,000 - \$640,000 **Median House Price** Year ending June 2018: \$617,000





Property Type: Land Land Size: 581 sqm approx

**Agent Comments** 

# Comparable Properties



7 Westbourne Dr DOREEN 3754 (REI/VG)





Price: \$640,000 Method: Private Sale Date: 20/02/2018

Rooms: -

Property Type: House Land Size: 513 sqm approx **Agent Comments** 



24 Russel Way DOREEN 3754 (REI/VG)







Price: \$610.000 Method: Private Sale Date: 11/05/2018

Rooms: 5

Property Type: House Land Size: 447 sqm approx Agent Comments



15 Brendan St MERNDA 3754 (REI)



Price: \$595,000 Method: Private Sale Date: 21/07/2018

Rooms: -

Property Type: House Land Size: 598 sqm approx **Agent Comments** 

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