

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

61 Eminence Boulevard, Doreen Vic 3754

Indicative selling price

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

Range between \$630,000

&

\$690,000

Median sale price

Median price \$740,000

Property Type House

Suburb Doreen

Period - From 01/10/2021

to 31/12/2021

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	3 Independence Blvd DOREEN 3754	\$683,000	22/02/2022
2	21 Fleetwood Dr DOREEN 3754	\$676,500	28/02/2022
3	6 Pier Av DOREEN 3754	\$632,000	21/03/2022

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.~~

This Statement of Information was prepared on:

04/04/2022 11:50

Rob Drinkwater

9717 8801

0458 502 052

rdrinkwater@barryplant.com.au

Indicative Selling Price

\$630,000 - \$690,000

Median House Price

December quarter 2021: \$740,000



 3  - 

Property Type: House (Res)

Land Size: 364 sqm approx

Agent Comments

Comparable Properties



3 Independence Blvd DOREEN 3754 (REI)

Agent Comments

 3  2  2

Price: \$683,000

Method: Private Sale

Date: 22/02/2022

Property Type: House

Land Size: 303 sqm approx



21 Fleetwood Dr DOREEN 3754 (REI)

Agent Comments

 3  2  2

Price: \$676,500

Method: Private Sale

Date: 28/02/2022

Property Type: House

Land Size: 375 sqm approx



6 Pier Av DOREEN 3754 (REI)

Agent Comments

 3  2  1

Price: \$632,000

Method: Private Sale

Date: 21/03/2022

Property Type: House (Res)