

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 19									
Property offer	ed for s	sale									
Address Including suburb and postcode		40 Lexington Avenue, Doreen Vic 3754									
Indicative sell	ing pric	е									
For the meaning	of this p	orice see	consi	umer.vic.gov	.au/ur	derquoting					
Range between \$300,		000		&	9	330,000					
Median sale p	rice										
Median price	\$615,00	00	Hous	se X	Uni	ŧ		Suburb	Dor	reen	
Period - From	od - From 01/04/2018 to 31/03/2019					Source	RE	REIV			
Comparable p	roperty	sales (	(*Dele	ete A or B I	below	as applica	able)	)			
months		estate a						roperty for sale to be most cor			
Address of comparable property								Price		Date of sale	
1											
2											
3											
OR											
B* The est	ate ager	it or agei	nt's re	presentative	reaso	nably believ	es th	at fewer than t	hree	comparable	

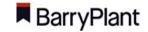
properties were sold within two kilometres of the property for sale in the last six months.

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





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Indicative Selling Price \$300,000 - \$330,000 Median House Price Year ending March 2019: \$615,000





## Comparable Properties



4 Nesci St DOREEN 3754 (REI)

4 · 📛 · 🛱

Price: \$306,000 Method: Private Sale Date: 28/03/2019 Rooms: -

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

\* \$306 000

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.

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Agent Comments