

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

21 Horsley Crescent, Doreen Vic 3754

Indicative selling price

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

Range between \$410,000

&

\$450,000

Median sale price

Median price \$600,000

House

X

Unit

Suburb Doreen

Period - From 01/04/2017

to

31/03/2018

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.

	Address of comparable property	Price	Date of sale
1	4 Melliodora Dr MERNDA 3754	\$445,000	06/05/2018
2	13 Farmington Rd MERNDA 3754	\$439,000	17/03/2018
3	104 Fortress Rd DOREEN 3754	\$415,000	24/03/2018

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.

Lucas McLeish

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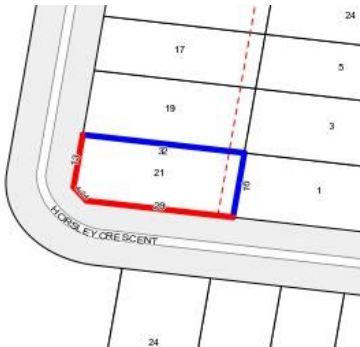
lmcleish@barryplant.com.au

Indicative Selling Price

\$410,000 - \$450,000

Median House Price

Year ending March 2018: \$600,000



Rooms:

Property Type:

Subdivisional/Englobo Land -
(Multi Lot)

Agent Comments

Comparable Properties



4 Melliodora Dr MERNDA 3754 (VG)

Agent Comments



Price: \$445,000

Method: Sale

Date: 06/05/2018

Rooms: -

Property Type: Land

Land Size: 559 sqm approx



13 Farmington Rd MERNDA 3754 (REI/VG)

Agent Comments



Price: \$439,000

Method: Auction Sale

Date: 17/03/2018

Rooms: 1

Property Type: Land (Res)

Land Size: 540 sqm approx



104 Fortress Rd DOREEN 3754 (REI)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 24/03/2018

Rooms: -

Property Type: Land

Land Size: 495 sqm approx