

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

26 Tallis Grove, 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	27 Bonang Dr DOREEN 3754	\$680,000	08/01/2022
3	23 Gruner Av DOREEN 3754	\$639,000	02/12/2021

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:

08/03/2022 09:57

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Indicative Selling Price

\$630,000 - \$690,000

Median House Price

December quarter 2021: \$740,000



Property Type: House (Previously Occupied - Detached)

Land Size: 360 sqm approx

Agent Comments

Comparable Properties



3 Independence Blvd DOREEN 3754 (REI)

Agent Comments



Price: \$683,000

Method: Private Sale

Date: 22/02/2022

Property Type: House

Land Size: 303 sqm approx



27 Bonang Dr DOREEN 3754 (REI)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 08/01/2022

Property Type: House

Land Size: 386 sqm approx

23 Gruner Av DOREEN 3754 (VG)

Agent Comments



Price: \$639,000

Method: Sale

Date: 02/12/2021

Property Type: House (Res)

Land Size: 336 sqm approx

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