

Rob Drinkwater 9717 8801 0458 502 052 rdrinkwater@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 postcode Address Including Suburb and postcode				
Including suburb and				
Indicative selling price				
For the meaning of this price see consumer.vic.gov.au/underquoting				
Range between \$560,000 & \$610,000				
Median sale price				
Median price \$580,000 House X Unit Suburb Doreen				
Period - From 01/07/2017 to 30/09/2017 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	20 Outback Dr DOREEN 3754	\$582,000	07/09/2017
2	24 Woorawa Dr DOREEN 3754	\$580,000	27/09/2017
3	69 Laurimar Blvd DOREEN 3754	\$560,000	27/09/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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



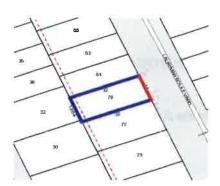


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Indicative Selling Price \$560,000 - \$610,000 **Median House Price** September quarter 2017: \$580,000





Comparable Properties



20 Outback Dr DOREEN 3754 (REI)





Price: \$582,000 Method: Private Sale Date: 07/09/2017

Rooms: 5

Property Type: House (Res) Land Size: 481 sqm approx **Agent Comments**



24 Woorawa Dr DOREEN 3754 (REI)





Price: \$580,000 Method: Private Sale Date: 27/09/2017

Rooms: 6

Property Type: House (Res) Land Size: 480 sqm approx **Agent Comments**



69 Laurimar Blvd DOREEN 3754 (REI)

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Price: \$560,000

Method: Private Sale Date: 27/09/2017 Rooms: 7

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

Agent Comments

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