

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	79 Laurimar Boulevard, Doreen Vic 3754
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Indicative selling price

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

Range between	\$560,000	&	\$610,000
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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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

79 Laurimar Boulevard, Doreen Vic 3754



Rob Drinkwater

9717 8801

0458 502 052

rdrinkwater@barryplant.com.au

Indicative Selling Price

\$560,000 - \$610,000

Median House Price

September quarter 2017: \$580,000



Rooms:

Property Type: Land

Agent Comments

Comparable Properties



20 Outback Dr DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$582,000

Method: Private Sale

Date: 07/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 481 sqm approx



24 Woorawa Dr DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$580,000

Method: Private Sale

Date: 27/09/2017

Rooms: 6

Property Type: House (Res)

Land Size: 480 sqm approx



69 Laurimar Blvd DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$560,000

Method: Private Sale

Date: 27/09/2017

Rooms: 7

Property Type: House (Res)

Land Size: 448 sqm approx