

John Heath 03 9717 8801 0404 003 194 jheath@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	Tracentinon way, Barcan via are t				
Indicative selling pri	ce				
For the meaning of this	price see co	nsumer.vic.gov.au	ı/underquoting		
Range between \$530	000	&	\$580,000		
Median sale price					
Median price \$617,0	00 Ho	ouse X	Unit	Suburb	Doreen
Period - From 01/07/2	2017 to	30/06/2018	Source	REIV	

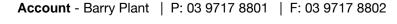
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	4 Piccadily Ct DOREEN 3754	\$560,000	03/02/2018
2	10 Cootamundra Rd DOREEN 3754	\$555,000	27/01/2018
3	23 Fitzwilliam Dr DOREEN 3754	\$530,000	22/02/2018

#### OR

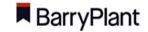
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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**Median House Price** Year ending June 2018: \$617,000

**Indicative Selling Price** \$530,000 - \$580,000









Property Type: Land Land Size: 447 sqm approx

**Agent Comments** 

## Comparable Properties



4 Piccadily Ct DOREEN 3754 (REI/VG)





Price: \$560,000 Method: Auction Sale Date: 03/02/2018 Rooms: 5

Property Type: House (Res) Land Size: 403 sqm approx

**Agent Comments** 

#### 10 Cootamundra Rd DOREEN 3754 (REI/VG)







Price: \$555,000 Method: Private Sale Date: 27/01/2018

Rooms: -

Property Type: House (Res) Land Size: 441 sqm approx

Agent Comments

23 Fitzwilliam Dr DOREEN 3754 (VG)







Price: \$530,000 Method: Sale Date: 22/02/2018 Rooms: -

Property Type: House (New - Detached)

Land Size: 405 sqm approx

**Agent Comments** 

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





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