

Geoff Ralph 0397178801 0403270984 gralph@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

Period - From 01/10/2018

Including subu		To Francis Fine Road, Boroom vie or or						
Indicative sell	ing price							
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	s485,000	&	\$533,500					
Median sale price								
Median price	\$586,500	House X	Unit	Suburb Doreen				

Source REIV

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

31/12/2018

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	13 Hazlett St DOREEN 3754	\$520,000	22/02/2019
2	30 Havelberg Cirt DOREEN 3754	\$510,000	29/01/2019
3	126 Eminence Blvd DOREEN 3754	\$510,000	17/09/2018

OR

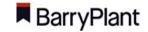
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





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Indicative Selling Price \$485,000 - \$533,500 **Median House Price** December quarter 2018: \$586,500





Land Size: 307 sqm approx **Agent Comments**

Comparable Properties



13 Hazlett St DOREEN 3754 (REI)





Price: \$520,000 Method: Private Sale Date: 22/02/2019 Rooms: 9

Property Type: House Land Size: 349 sqm approx **Agent Comments**



30 Havelberg Cirt DOREEN 3754 (REI/VG)





Price: \$510.000 Method: Private Sale Date: 29/01/2019 Rooms: 5

Property Type: House Land Size: 309 sqm approx Agent Comments



126 Eminence Blvd DOREEN 3754 (REI/VG)



Price: \$510,000 Method: Private Sale Date: 17/09/2018 Rooms: 8

Property Type: House Land Size: 379 sqm approx **Agent Comments**

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