

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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ale				
2 Bateleur Crescent, Doreen Vic 3754				
ive selling price meaning of this price see consumer.vic.gov.au/underquoting				
rice see consumer.vic.gov.au/underquoting				
\$520,000				
Median sale price				
0 House X Unit Suburb Doreen				
018 to 31/03/2018 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.

Address of comparable property		Price	Date of sale
1	12 Sunlander Way DOREEN 3754	\$512,500	16/12/2017
2	29 Beltons Way DOREEN 3754	\$510,000	27/11/2017
3	9 Peterborough Dr DOREEN 3754	\$500,000	23/01/2018

OR

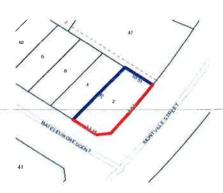
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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







Rooms:

Property Type: House (Res) Land Size: 283 sqm approx

Agent Comments

Indicative Selling Price \$480,000 - \$520,000 Median House Price March quarter 2018: \$640,000

Comparable Properties



12 Sunlander Way DOREEN 3754 (REI/VG)

3





Agent Comments

Price: \$512,500 Method: Auction Sale Date: 16/12/2017

Rooms: -

Property Type: House (Res) Land Size: 320 sqm approx



29 Beltons Way DOREEN 3754 (REI/VG)





Price: \$510,000 Method: Private Sale Date: 27/11/2017

Rooms: -

Property Type: House (Res)

Agent Comments



9 Peterborough Dr DOREEN 3754 (REI/VG)

3





Price: \$500,000

Method: Sold Before Auction

Date: 23/01/2018

Rooms: 6

Property Type: House (Res) Land Size: 312 sqm approx

Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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