

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

20 Spectacular Avenue, Doreen Vic 3754

Indicative selling price

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

Range between \$530,000

&

\$580,000

Median sale price

Median price \$650,000

Property Type House

Suburb Doreen

Period - From 01/10/2019

to 31/12/2019

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	35 Fortress Rd DOREEN 3754	\$575,000	15/10/2019
2	4 Marengo Av DOREEN 3754	\$550,000	14/03/2020
3	24 Kamori Dr DOREEN 3754	\$541,000	11/02/2020

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.~~

This Statement of Information was prepared on:

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Rayni Jerram
039717 8801
0417 633 055
rjerram@barryplant.com.au

Indicative Selling Price

\$530,000 - \$580,000

Median House Price

December quarter 2019: \$650,000



Property Type: Land

Land Size: 415 sqm approx

Agent Comments

Comparable Properties



35 Fortress Rd DOREEN 3754 (REI)

Agent Comments



Price: \$575,000

Method: Auction Sale

Date: 15/10/2019

Property Type: House (Res)

Land Size: 420 sqm approx



4 Marengo Av DOREEN 3754 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 14/03/2020

Property Type: House (Res)

Land Size: 448 sqm approx



24 Kamori Dr DOREEN 3754 (REI)

Agent Comments



Price: \$541,000

Method: Private Sale

Date: 11/02/2020

Property Type: House

Land Size: 358 sqm approx