

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

7 Kilkenny Rise, Doreen Vic 3754

Indicative selling price

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

Range between \$680,000

&

\$748,000

Median sale price

Median price \$641,000

Property Type House

Suburb Doreen

Period - From 01/01/2020

to 31/03/2020

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	47 Hazel Glen Dr DOREEN 3754	\$745,000	18/12/2019
2	6 Barak Pde DOREEN 3754	\$716,774	19/03/2020
3	54 Cathedral Rise DOREEN 3754	\$687,500	27/05/2020

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:

29/05/2020 18:59

John Heath
03 9717 8801
0404 003 194
jheath@barryplant.com.au

Indicative Selling Price

\$680,000 - \$748,000

Median House Price

March quarter 2020: \$641,000



Property Type: Land

Agent Comments

Comparable Properties



47 Hazel Glen Dr DOREEN 3754 (VG)

Agent Comments



Price: \$745,000

Method: Sale

Date: 18/12/2019

Property Type: House (Res)

Land Size: 807 sqm approx



6 Barak Pde DOREEN 3754 (REI/VG)

Agent Comments



Price: \$716,774

Method: Private Sale

Date: 19/03/2020

Property Type: House (Res)

Land Size: 596 sqm approx



54 Cathedral Rise DOREEN 3754 (REI)

Agent Comments



Price: \$687,500

Method: Private Sale

Date: 27/05/2020

Rooms: 11

Property Type: House (Res)

Land Size: 604 sqm approx