

## 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

18 Tara Valley Crescent, Doreen Vic 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$890,000

&

\$970,000

### Median sale price

Median price

\$605,075

Property Type

House

Suburb

Doreen

Period - From

01/07/2019

to

30/09/2019

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	3 Geebung PI DOREEN 3754	\$920,000	27/07/2019
2			
3			

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:

22/10/2019 11:03

18 Tara Valley Crescent, Doreen Vic 3754



Rob Drinkwater

9717 8801

0458 502 052

rdrinkwater@barryplant.com.au

**Indicative Selling Price**

\$890,000 - \$970,000

**Median House Price**

September quarter 2019: \$605,075



**Property Type:** Land

**Land Size:** 1003 sqm approx

**Agent Comments**

## Comparable Properties



**3 Geebung PI DOREEN 3754 (REI)**



**Price:** \$920,000

**Method:** Private Sale

**Date:** 27/07/2019

**Property Type:** House (Res)

**Land Size:** 968 sqm approx

**Agent Comments**

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



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.