

Lucas McLeish 97178801 0439 448 599 Imcleish@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

Address Including suburb and postcode

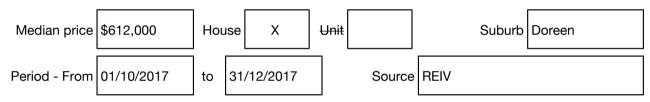
ess 3 Newstead Drive, Doreen Vic 3754 and ode

Indicative selling price

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

Range between \$480,000 8	&	\$520,000
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Median sale price



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.

Ado	dress of comparable property	Price	Date of sale
1	11 Besra Dr DOREEN 3754	\$515,000	13/11/2017
2	12 Sunlander Way DOREEN 3754	\$512,500	16/12/2017
3	7/101 Hazel Glen Dr DOREEN 3754	\$500,000	27/11/2017

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.

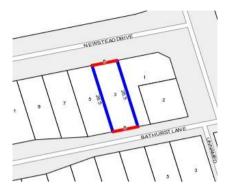
Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802

propertydata

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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. 3 Newstead Drive, Doreen Vic 3754







Rooms: Property Type: Land Land Size: 212 sqm approx Agent Comments Lucas McLeish 97178801 0439 448 599 Imcleish@barryplant.com.au

Indicative Selling Price \$480,000 - \$520,000 Median House Price December quarter 2017: \$612,000

Comparable Properties

11 Besra Dr DOREEN 3754 (REI/VG) 3 2 2 1 Price: \$515,000 Method: Private Sale Date: 13/11/2017 Rooms: - Property Type: House (Res) Land Size: 250 sqm approx	Agent Comments
12 Sunlander Way DOREEN 3754 (REI/VG) 3 2 1 Price: \$512,500 Method: Auction Sale Date: 16/12/2017 Rooms: - Property Type: House (Res) Land Size: 320 sqm approx	Agent Comments
7/101 Hazel Glen Dr DOREEN 3754 (VG) Image: Price: \$500,000 Method: Sale Date: 27/11/2017 Rooms: - Property Type: Office (Strata/Subdivided Office)	Agent Comments

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