

Rob Drinkwater 9717 8801 0458 502 052 rdrinkwater@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
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Address 7 Westbourne Drive, Doreen Vic 3754
Including suburb and
postcode

Indicative selling price

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

Range between	\$580 000	&	\$635,000
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Median sale price

Median price	\$580,000	Hou	ise X	Unit		Suburb	Doreen
Period - From	01/07/2017	to	30/09/2017		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.

Add	dress of comparable property	Price	Date of sale
1	21 Endurance St DOREEN 3754	\$620,718	15/09/2017
2	42 Hehr St DOREEN 3754	\$614,999	28/09/2017
3	1 Sassafras Av DOREEN 3754	\$595,650	11/10/2017

OR

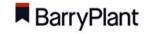
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





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Indicative Selling Price \$580,000 - \$635,000 **Median House Price** September quarter 2017: \$580,000





Agent Comments

Comparable Properties



21 Endurance St DOREEN 3754 (REI)

Price: \$620,718 Method: Private Sale Date: 15/09/2017

Rooms: -

Property Type: House (Res) Land Size: 512 sqm approx

Agent Comments



42 Hehr St DOREEN 3754 (REI)



Price: \$614.999 Method: Private Sale Date: 28/09/2017

Rooms: -

Property Type: House (Res) Land Size: 508 sqm approx

Agent Comments



1 Sassafras Av DOREEN 3754 (REI)





Price: \$595,650 Method: Private Sale Date: 11/10/2017

Rooms: -

Property Type: House (Res) Land Size: 522 sqm approx

Agent Comments

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