

Aaron Geary 03 9717 8801 0433 269 665 ajgeary@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	1 Solitude Lane, Doreen Vic 3754					
postcode						

#### Indicative selling price

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

&	\$490,000
	&

#### Median sale price

Median price	\$612,000	Ηοι	ıse X	Unit		Suburb	Doreen
Period - From	01/10/2017	to	31/12/2017		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	159 Orchard Rd DOREEN 3754	\$477,000	30/01/2018
2	7 Solitude La DOREEN 3754	\$473,000	05/01/2018
3	37 Fitzwilliam Dr DOREEN 3754	\$465,000	06/10/2017

#### OR

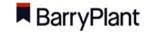
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





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Indicative Selling Price \$450,000 - \$490,000 Median House Price December quarter 2017: \$612,000

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Indicative Selling Price

Rooms:
Property Type: Land
Land Size: 389 sqm approx
Agent Comments



## Comparable Properties

159 Orchard Rd DOREEN 3754 (REI)

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**Agent Comments** 

Price: \$477,000

Method: Sold Before Auction

Date: 30/01/2018

Rooms: -

Property Type: House



7 Solitude La DOREEN 3754 (REI)

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Price: \$473,000 Method: Private Sale Date: 05/01/2018 Rooms: 4

kooms: 4

Property Type: House Land Size: 383 sqm approx **Agent Comments** 



37 Fitzwilliam Dr DOREEN 3754 (REI/VG)

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**6** 

Price: \$465,000 Method: Private Sale Date: 06/10/2017 Rooms: 5

Property Type: House Land Size: 350 sqm approx **Agent Comments** 

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