### 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

16 Wallaroo Way, Doreen Vic 3754

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$480,000		&		\$520,000			
Median sale p	rice							
Median price	\$599,975	Pro	operty Type	Hou	ISE		Suburb	Doreen
Period - From	01/04/2019	to	30/06/2019		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5 Morton CI DOREEN 3754	\$515,000	26/07/2019
2	40 Horsley Cr DOREEN 3754	\$515,000	25/07/2019
3	42 Lexington Av DOREEN 3754	\$500,000	16/04/2019

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:

17/09/2019 14:48



# BarryPlant





Property Type: Land Agent Comments

Geoff Ralph 0397178801 0403270984 gralph@barryplant.com.au

**Indicative Selling Price** \$480,000 - \$520,000 **Median House Price** June quarter 2019: \$599,975

## **Comparable Properties**



5 Morton CI DOREEN 3754 (REI/VG) 2 2

40 Horsley Cr DOREEN 3754 (REI)

2

**2** 



Price: \$515,000 Method: Private Sale Date: 26/07/2019 Property Type: House Land Size: 448 sqm approx Agent Comments

Agent Comments



Price: \$515,000 Method: Private Sale Date: 25/07/2019 Property Type: House Land Size: 416 sqm approx

3



42 Lexington Av DOREEN 3754 (REI/VG)



Agent Comments

Price: \$500.000 Method: Private Sale Date: 16/04/2019 Rooms: 8 Property Type: House Land Size: 384 sqm approx

#### 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.