

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
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Address	9 Bower Way, Doreen Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$490,000	&	\$530,000

Median sale price

Median price	\$542,500	Hou	se X	Unit		Suburb	Doreen
Period - From	01/04/2017	to	30/06/2017		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.

Address of comparable property Price Date of sale

1	14 Russel Way DOREEN 3754	\$522,000	04/04/2017
2	20 Bower Way DOREEN 3754	\$508,000	06/07/2017
3	17 Bassetts Rd DOREEN 3754	\$500,250	31/07/2017

OR

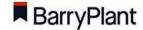
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





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Indicative Selling Price \$490,000 - \$530,000 **Median House Price** June quarter 2017: \$542,500





Property Type: House (New -

Detached)

Agent Comments

Comparable Properties



14 Russel Way DOREEN 3754 (REI/VG)



Price: \$522,000 Method: Private Sale Date: 04/04/2017

Rooms: -

Property Type: House Land Size: 400 sqm approx

20 Bower Way DOREEN 3754 (REI)



Price: \$508.000 Method: Private Sale Date: 06/07/2017 Rooms: 7

Property Type: House Land Size: 384 sqm approx

17 Bassetts Rd DOREEN 3754 (REI)



Price: \$500,250 Method: Private Sale Date: 31/07/2017 Rooms: 5

Property Type: House Land Size: 431 sqm approx Agent Comments

Agent Comments



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