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

43 Independence Boulevard, Doreen Vic 3754

Indicative selling price

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

Single price $629,000

Median sale price

Median price	$620,900	Property Type	House	Suburb	Doreen
Period - From	01/07/2019	to	30/06/2020	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.
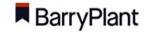
Address of comparable property		Price	Date of sale
1	44 Fitzwilliam Dr DOREEN 3754	$627,000	21/03/2020
2	6 Freedom St DOREEN 3754	$622,000	15/02/2020
3	10 Lillian St DOREEN 3754	$620,000	13/02/2020

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: 22/07/2020 08:12

CONSUMER AFFAIRS VICTORIA

43 Independence Boulevard, Doreen Vic 3754

Rayni Jerram
039717 8801
0417 633 055
rjerram@barryplant.com.au

Indicative Selling Price
$629,000
Median House Price
Year ending June 2020: $620,900

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Property Type: Land
Land Size: 419 sqm approx

Agent Comments

Comparable Properties

44 Fitzwilliam Dr DOREEN 3754 (REI/VG)

🛏 4   🛁 2   🚗 2

Price: $627,000
Method: Auction Sale
Date: 21/03/2020
Rooms: 5
Property Type: House (Res)
Land Size: 428 sqm approx

Agent Comments

6 Freedom St DOREEN 3754 (REI/VG)

🛏 3   🛁 2   🚗 4

Price: $622,000
Method: Auction Sale
Date: 15/02/2020
Property Type: House (Res)
Land Size: 416 sqm approx

Agent Comments

10 Lillian St DOREEN 3754 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $620,000
Method: Private Sale
Date: 13/02/2020
Rooms: 8
Property Type: House
Land Size: 644 sqm approx

Agent Comments

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