Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	30 Breakwater Drive, Doreen Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$775,000	Pro	perty Type	House		Suburb	Doreen
Period - From	01/07/2021	to	30/09/2021		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

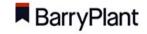
Add	dress of comparable property	Price	Date of sale
1	75 Orchard Rd DOREEN 3754	\$705,000	21/09/2021
2	10 Oliver St DOREEN 3754	\$680,000	07/09/2021
3	50 Resort Blvd DOREEN 3754	\$670,000	14/09/2021

OR

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

This Statement of Information was prepared on:	22/10/2021 09:12





Rob Drinkwater 9717 8801 0458 502 052 rdrinkwater@barryplant.com.au

Indicative Selling Price \$650,000 - \$710,000 **Median House Price** September quarter 2021: \$775,000





Comparable Properties



75 Orchard Rd DOREEN 3754 (REI)





Price: \$705,000 Method: Private Sale Date: 21/09/2021 Property Type: House Land Size: 436 sqm approx **Agent Comments**

10 Oliver St DOREEN 3754 (VG)





Price: \$680,000 Method: Sale Date: 07/09/2021

Property Type: House (Res) Land Size: 485 sqm approx

Agent Comments



50 Resort Blvd DOREEN 3754 (REI)





Price: \$670.000 Method: Private Sale Date: 14/09/2021 Property Type: House Land Size: 405 sqm approx Agent Comments

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



