

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

5 Berth St, Doreen Vic 3754

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$470,000

&

\$515,000

Median sale price

Median price \$580,000

House

X

Unit

Suburb Doreen

Period - From 01/07/2017

to

30/09/2017

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	56 Orchard Rd DOREEN 3754	\$511,000	05/07/2017
2	20 Hehr St DOREEN 3754	\$511,000	20/08/2017
3	23 Cortland St DOREEN 3754	\$495,000	29/08/2017

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.~~

Rob Drinkwater

9717 8801

0458 502 052

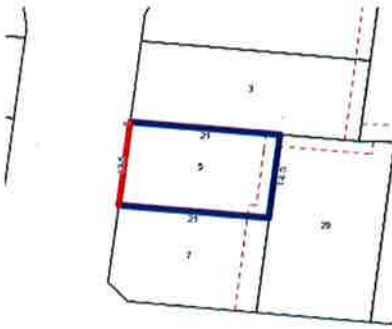
rdrinkwater@barryplant.com.au

Indicative Selling Price

\$470,000 - \$515,000

Median House Price

September quarter 2017: \$580,000



Rooms:

Property Type: Land

Land Size: 304 sqm approx

Agent Comments

Comparable Properties



56 Orchard Rd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$511,000

Method: Private Sale

Date: 05/07/2017

Rooms: 5

Property Type: House (Res)

Land Size: 375 sqm approx



20 Hehr St DOREEN 3754 (REI)

Agent Comments



Price: \$511,000

Method: Private Sale

Date: 20/08/2017

Rooms: 5

Property Type: House

Land Size: 325 sqm approx

23 Cortland St DOREEN 3754 (REI)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 29/08/2017

Rooms: -

Property Type: House