

Lucas and Aaron McLeish and Geary 0397178801 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

roperty offered for s	sale
Address Including suburb and postcode	3 Bateleur Crescent, Doreen Vic 3754
ndicative selling prid	ce

Indicative selling price

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

Range between	\$550,000	&	\$595,000

Median sale price

Median price	\$624,500	Hou	ıse X	f	Jnit [Suburb	Doreen
Period - From	01/01/2018	to	31/12/2018			Source	REIV		

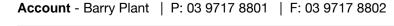
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	12 Kamori Dr DOREEN 3754	\$595,000	04/09/2018
2	11 Martha Lnk DOREEN 3754	\$570,000	25/09/2018
3	45 Coulthard Cr DOREEN 3754	\$555,000	29/10/2018

OR

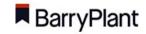
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Indicative Selling Price \$550,000 - \$595,000 **Median House Price** Year ending December 2018: \$624,500





Rooms:

Property Type: Land Land Size: 447 sqm approx

Agent Comments

Comparable Properties



12 Kamori Dr DOREEN 3754 (REI/VG)





Price: \$595,000 Method: Private Sale Date: 04/09/2018

Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 496 sqm approx

Agent Comments



11 Martha Lnk DOREEN 3754 (REI/VG)





Price: \$570.000 Method: Private Sale Date: 25/09/2018

Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 400 sqm approx

Agent Comments

Agent Comments



45 Coulthard Cr DOREEN 3754 (REI/VG)



Price: \$555.000 Method: Private Sale Date: 29/10/2018 Rooms: 9

Property Type: House Land Size: 400 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.

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