

John Heath 03 9717 8801 0404 003 194 jheath@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					
Address Including suburb and postcode	7 Fossilstone Avenue, Doreen Vic 3754				

Indicative selling price

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

Range between	\$620,000	&	\$670,000
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Median sale price

Median price	\$645,000	Hou	use X	Unit		Suburb	Doreen
Period - From	01/04/2018	to	30/06/2018		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.

Add	dress of comparable property	Price	Date of sale
1	133 Elation Blvd DOREEN 3754	\$650,000	22/08/2018
2	4 Persimmon Way DOREEN 3754	\$629,000	28/07/2018
3	32 Escape Dr DOREEN 3754	\$626,500	23/05/2018

OR

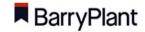
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





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Indicative Selling Price \$620,000 - \$670,000 **Median House Price** June quarter 2018: \$645,000





Rooms:

Property Type: Land **Agent Comments**

Comparable Properties



133 Elation Blvd DOREEN 3754 (REI)

Price: \$650,000 Method: Private Sale Date: 22/08/2018 Rooms: 5

Property Type: House Land Size: 452 sqm approx **Agent Comments**



4 Persimmon Way DOREEN 3754 (REI/VG)



Price: \$629.000 Method: Auction Sale Date: 28/07/2018 Rooms: 9

Property Type: House (Res) Land Size: 450 sqm approx

Agent Comments



32 Escape Dr DOREEN 3754 (REI/VG)

Price: \$626,500 Method: Private Sale Date: 23/05/2018

Rooms: -

Property Type: House (Res) Land Size: 448 sqm approx

Agent Comments

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