

# 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

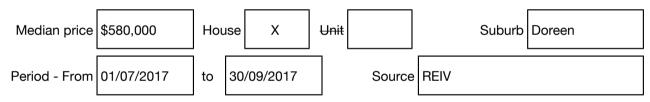
s | 4 Tara Valley Crescent, Doreen Vic 3754 d e

#### Indicative selling price

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

Range between \$720,000	&	\$792,000
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#### Median sale price



#### 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	6 Clarendon Vews DOREEN 3754	\$760,000	08/08/2017
2	45 Flaxen Hills Rd DOREEN 3754	\$745,000	21/09/2017
3	13 Collingrove Cr DOREEN 3754	\$745,000	10/07/2017

#### 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.

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

propertydata

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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.

4 Tara Valley Crescent, Doreen Vic 3754







Rooms: Property Type: House (Res) Land Size: 778 sqm approx Agent Comments Indicative Selling Price \$720,000 - \$792,000 Median House Price September quarter 2017: \$580,000

# **Comparable Properties**

6 Clarendon Vews DOREEN 3754 (REI/VG) 4 2 2 2 Price: \$760,000 Method: Private Sale Date: 08/08/2017 Rooms: - Property Type: House Land Size: 710 sqm approx	Agent Comments
45 Flaxen Hills Rd DOREEN 3754 (REI) 4 2 2 2 Price: \$745,000 Method: Private Sale Date: 21/09/2017 Rooms: - Property Type: House (Res) Land Size: 763 sqm approx	Agent Comments
13 Collingrove Cr DOREEN 3754 (REI/VG) 13 Collingrove Cr DOREEN 3754 (REI/VG) 2 Price: \$745,000 Method: Private Sale Date: 10/07/2017 Rooms: 8 Property Type: House (Res) Land Size: 654 sqm approx	Agent Comments

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