

# 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

43 Sanctum Circuit, Doreen Vic 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$695,000

&

\$760,000

### Median sale price

Median price \$756,750

Property Type House

Suburb Doreen

Period - From 01/01/2022

to

31/03/2022

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                              | 24 Escape Dr DOREEN 3754  | \$750,000 | 05/02/2022   |
| 2                              | 6 Aspect Dr DOREEN 3754   | \$740,000 | 21/03/2022   |
| 3                              | 25 Meander Rd DOREEN 3754 | \$730,000 | 17/03/2022   |

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.~~

This Statement of Information was prepared on:

02/05/2022 16:29

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**Indicative Selling Price**

\$695,000 - \$760,000

**Median House Price**

March quarter 2022: \$756,750



 4  - 

**Property Type:** House (Res)

**Land Size:** 422 sqm approx

**Agent Comments**

## Comparable Properties

24 Escape Dr DOREEN 3754 (VG)

**Agent Comments**

 4  - 

**Price:** \$750,000

**Method:** Sale

**Date:** 05/02/2022

**Property Type:** House (Res)

**Land Size:** 448 sqm approx

6 Aspect Dr DOREEN 3754 (REI)

**Agent Comments**

 4  2  2

**Price:** \$740,000

**Method:** Auction Sale

**Date:** 21/03/2022

**Property Type:** House (Res)

**Land Size:** 475 sqm approx

25 Meander Rd DOREEN 3754 (VG)

**Agent Comments**

 4  - 

**Price:** \$730,000

**Method:** Sale

**Date:** 17/03/2022

**Property Type:** House (Res)

**Land Size:** 399 sqm approx