

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

6 Miranda Drive, Doreen, VIC 3754

Indicative selling price

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

Single price

or range between

\$750,000

&

\$820,000

Median sale price

Median price

\$ 746,500

Property type

House

Suburb

DOREEN

Period - From

16/09/2023

to

15/09/2024

Source

price_finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	23 Spectacular Avenue Doreen Vic 3754	\$800,000	26/06/2024
2	17 Endurance Street Doreen Vic 3754	\$805,000	11/08/2024
3	67 Fitzwilliam Drive Doreen Vic 3754	\$750,000	08/04/2024

This Statement of Information was prepared on:

16/09/2024