

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

27 ELIOT AVENUE DOREEN VIC 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$741,500

Property type

House

Suburb

Doreen

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

65 MONTVILLE STREET DOREEN VIC 3754	\$780,000	06-Feb-23
18 TOSCA WAY DOREEN VIC 3754	\$780,000	23-Nov-22
61 MONTVILLE STREET DOREEN VIC 3754	\$709,950	10-Sep-22

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 6 months.~~

This Statement of Information was prepared on: 07 March 2023


**65 MONTVILLE STREET DOREEN
VIC 3754**

Sold Price

^{RS}
\$780,000

Sold Date

06-Feb-23


Distance

0.17km

18 TOSCA WAY DOREEN VIC 3754

Sold Price

\$780,000

Sold Date

23-Nov-22


Distance

0.22km

**61 MONTVILLE STREET DOREEN
VIC 3754**

Sold Price

\$709,950

Sold Date

10-Sep-22


Distance

0.2km
RS = Recent sale

UN = Undisclosed Sale

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