Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5 Weaver Street, Doreen Vic 3754

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | <i>underquot</i> | ting | | |
|-----------------|-------------------|------|--------------|-------|------------------|------|--------|--------|
| Range betweer | n \$700,000 | | & | | \$770,000 |) | | |
| Median sale pi | rice | | | | | | | |
| Median price | \$775,000 | Pro | operty Type | Hous | se | | Suburb | Doreen |
| Period - From | 01/10/2023 | to | 31/12/2023 | | So | urce | 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 | 4 Peppin Ct DOREEN 3754 | \$750,000 | 06/02/2024 |
| 2 | 32 Bluejay Rd DOREEN 3754 | \$740,000 | 14/02/2024 |
| 3 | 4 Mccrae Dr DOREEN 3754 | \$720,000 | 04/03/2024 |

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:

08/04/2024 09:31









Property Type: House Land Size: 448 sqm approx Agent Comments Indicative Selling Price \$700,000 - \$770,000 Median House Price December quarter 2023: \$775,000

Comparable Properties

| | 4 Peppin Ct DOREEN 3754 (REI) === 4 🚔 2 🛱 2 | Agent Comments |
|-----------|--|----------------|
| | Price: \$750,000 Method: Private Sale Date: 06/02/2024 Rooms: 6 Property Type: House (Res) Land Size: 520 sqm approx | |
| PISNIBULA | 32 Bluejay Rd DOREEN 3754 (REI) 4 2 2 2 Price: \$740,000 Method: Sold Before Auction Date: 14/02/2024 Property Type: House (Res) Land Size: 448 sqm approx | Agent Comments |
| | 4 Mccrae Dr DOREEN 3754 (REI) 4 2 2 Price: \$720,000 Method: Private Sale | Agent Comments |



Price: \$720,000 Method: Private Sale Date: 04/03/2024 Property Type: House Land Size: 407 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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