

# 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

3 Tucker Street, 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 \$850,000

&

\$930,000

### 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	34 Starboard Dr DOREEN 3754	\$960,000	23/11/2021
2	2 Gallivant Dr DOREEN 3754	\$930,000	12/03/2022
3	5 Roebuck St SOUTH MORANG 3752	\$850,000	08/12/2021

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:

12/05/2022 10:55



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**Property Type:** House  
**Land Size:** 624 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$930,000  
**Median House Price**  
March quarter 2022: \$756,750

## Comparable Properties

34 Starboard Dr DOREEN 3754 (VG)

**Agent Comments**

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**Price:** \$960,000  
**Method:** Sale  
**Date:** 23/11/2021  
**Property Type:** House (Res)  
**Land Size:** 512 sqm approx



2 Gallivant Dr DOREEN 3754 (REI)

**Agent Comments**

 4  2  2

**Price:** \$930,000  
**Method:** Private Sale  
**Date:** 12/03/2022  
**Property Type:** House  
**Land Size:** 573 sqm approx



5 Roebuck St SOUTH MORANG 3752 (VG)

**Agent Comments**

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**Price:** \$850,000  
**Method:** Sale  
**Date:** 08/12/2021  
**Property Type:** House (Res)  
**Land Size:** 512 sqm approx

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