

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

9 Atherton Walk, Doreen Vic 3754

Indicative selling price

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

Range between

\$630,000

&

\$680,000

Median sale price

Median price

\$805,000

Property Type

House

Suburb

Doreen

Period - From

01/07/2024

to

30/09/2024

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	20 Clancy Way DOREEN 3754	\$670,000	19/09/2024
2	9 Belmont Rise DOREEN 3754	\$655,000	17/09/2024
3	11 Sunstone Blvd DOREEN 3754	\$638,500	29/07/2024

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:

13/11/2024 11:45



4 2 2

Property Type: House
Land Size: 294 sqm approx
Agent Comments
Double auto garage

Indicative Selling Price
\$630,000 - \$680,000
Median House Price
September quarter 2024: \$805,000

Comparable Properties



20 Clancy Way DOREEN 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$670,000
Method: Private Sale
Date: 19/09/2024
Property Type: House
Land Size: 331 sqm approx



9 Belmont Rise DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$655,000
Method: Private Sale
Date: 17/09/2024
Property Type: House
Land Size: 336 sqm approx



11 Sunstone Blvd DOREEN 3754 (REI)

Agent Comments

4 2 1

Price: \$638,500
Method: Private Sale
Date: 29/07/2024
Property Type: House
Land Size: 336 sqm approx