Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property | offered | for sa | e |
|----------|---------|--------|---|
|----------|---------|--------|---|

| Address | 9 Atherton Walk, Doreen Vic 3754 |
|----------------------|----------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between \$630,000 & \$680,000 | Range between | \$630,000 | & | \$680,000 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

Median sale price

| Median price | \$805,000 | Pro | perty 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

| Add | dress 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 comparableproperties 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 |
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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

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

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

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

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





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