

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

32 Serle Street, Doreen Vic 3754

Indicative selling price

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

Range between \$840,000 & \$890,000

Median sale price

Median price

\$722,000

Property Type

House

Suburb

Doreen

Period - From

01/04/2022

to

31/03/2023

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	33 Bernard St DOREEN 3754	\$865,000	04/04/2023
2	38 Freehold St DOREEN 3754	\$861,000	11/03/2023
3	1 Sette PI DOREEN 3754	\$860,000	03/04/2023

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:

08/05/2023 15:14



4 2 2

Property Type: House
Land Size: 560 sqm approx
Agent Comments

Indicative Selling Price
\$840,000 - \$890,000
Median House Price
Year ending March 2023: \$722,000

Comparable Properties



33 Bernard St DOREEN 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$865,000
Method: Private Sale
Date: 04/04/2023
Property Type: House
Land Size: 646 sqm approx



38 Freehold St DOREEN 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$861,000
Method: Private Sale
Date: 11/03/2023
Property Type: House (Res)
Land Size: 476 sqm approx



1 Sette PI DOREEN 3754 (REI)

Agent Comments

4 2 4

Price: \$860,000
Method: Private Sale
Date: 03/04/2023
Rooms: 8
Property Type: House (Res)
Land Size: 601 sqm approx