

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

38 Kiora Avenue, Doreen Vic 3754

Indicative selling price

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

Range between

\$640,000

&

\$690,000

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	30 Gyrfalcon Way DOREEN 3754	\$710,000	22/01/2022
2	43 Senecio Dr DOREEN 3754	\$690,000	25/11/2021
3	32 Dunraven Cr DOREEN 3754	\$650,000	23/11/2021

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:

29/04/2022 10:47



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Property Type: House
Land Size: 475 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$690,000
Median House Price
March quarter 2022: \$756,750

Comparable Properties

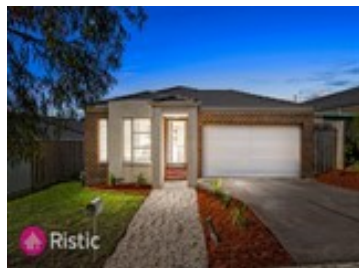


30 Gyrfalcon Way DOREEN 3754 (REI/VG)

Agent Comments

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Price: \$710,000
Method: Private Sale
Date: 22/01/2022
Rooms: 5
Property Type: House (Res)
Land Size: 481 sqm approx



43 Senecio Dr DOREEN 3754 (REI/VG)

Agent Comments

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Price: \$690,000
Method: Private Sale
Date: 25/11/2021
Property Type: House (Res)
Land Size: 476 sqm approx



32 Dunraven Cr DOREEN 3754 (VG)

Agent Comments

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Price: \$650,000
Method: Sale
Date: 23/11/2021
Property Type: House (Res)
Land Size: 449 sqm approx

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