

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

158 Cookes Road, Doreen Vic 3754

Indicative selling price

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

Range between \$630,000

&

\$693,000

Median sale price

Median price \$732,500

Property Type House

Suburb Doreen

Period - From 23/03/2021

to

22/03/2022

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	39 Garden Rd DOREEN 3754	\$680,000	09/11/2021
2	9 Spectacular Av DOREEN 3754	\$660,000	08/11/2021
3	41 Garden Rd DOREEN 3754	\$640,000	30/12/2021

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:

23/03/2022 11:35

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Indicative Selling Price

\$630,000 - \$693,000

Median House Price

23/03/2021 - 22/03/2022: \$732,500



Property Type: Land (Res)

Land Size: 417 sqm approx

Agent Comments

Comparable Properties

39 Garden Rd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 09/11/2021

Property Type: House (Res)

Land Size: 412 sqm approx

9 Spectacular Av DOREEN 3754 (REI/VG)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 08/11/2021

Property Type: House (Res)

Land Size: 388 sqm approx



41 Garden Rd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 30/12/2021

Property Type: House

Land Size: 413 sqm approx

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