

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

18 Morinda Way, Doreen Vic 3754

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$775,000 Property Type House Suburb Doreen

Period - From 01/10/2023 to 31/12/2023 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	16 Clancy Way DOREEN 3754	\$661,000	19/12/2023
2	168 Cookes Rd DOREEN 3754	\$680,000	26/02/2024
3	15 Trainor St DOREEN 3754	\$700,000	24/11/2023

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:

01/04/2024 16:39

18 Morinda Way, Doreen Vic 3754



 4  2  2

Property Type: House
Land Size: 313 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median House Price
December quarter 2023: \$775,000

Comparable Properties



16 Clancy Way DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$661,000
Method: Private Sale
Date: 19/12/2023
Rooms: 6
Property Type: House (Res)
Land Size: 326 sqm approx



168 Cookes Rd DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$680,000
Method: Private Sale
Date: 26/02/2024
Property Type: House (Res)



15 Trainor St DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$700,000
Method: Private Sale
Date: 24/11/2023
Property Type: House
Land Size: 447 sqm approx

Account - Jellis Craig | P: 03 94598111



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