

# 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

12 Borestone Drive, Doreen Vic 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$740,000

### Median sale price

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

Period - From 01/07/2021 to 30/09/2021 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.

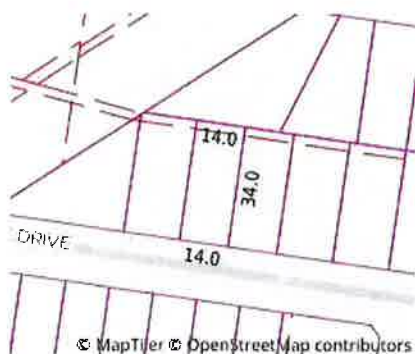
	Address of comparable property	Price	Date of sale
1	11 Cantera Av DOREEN 3754	\$721,000	21/06/2021
2	75 Orchard Rd DOREEN 3754	\$705,000	21/09/2021
3	8 Picturesque Av DOREEN 3754	\$700,100	17/06/2021

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:

10/11/2021 11:13



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**Property Type:** House  
 (Residential)  
**Land Size:** 476 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$690,000 - \$740,000  
**Median House Price**  
 September quarter 2021: \$775,000

## Comparable Properties



**11 Cantera Av DOREEN 3754 (REI/VG)**

**Agent Comments**

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**Price:** \$721,000  
**Method:** Private Sale  
**Date:** 21/06/2021  
**Property Type:** House  
**Land Size:** 400 sqm approx



**75 Orchard Rd DOREEN 3754 (REI)**

**Agent Comments**

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**Price:** \$705,000  
**Method:** Private Sale  
**Date:** 21/09/2021  
**Property Type:** House  
**Land Size:** 436 sqm approx



**8 Picturesque Av DOREEN 3754 (REI/VG)**

**Agent Comments**

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**Price:** \$700,100  
**Method:** Private Sale  
**Date:** 17/06/2021  
**Property Type:** House (Res)  
**Land Size:** 488 sqm approx