

## 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

57 KIORA AVENUE DOREEN VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Doreen

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

### 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 6 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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 3 KIORA AVENUE DOREEN VIC 3754   | \$940,000 | 01-Nov-21 |
| 15 BRAFORD DRIVE DOREEN VIC 3754 | \$908,000 | 26-Sep-21 |
|                                  |           |           |

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 6 months.

This Statement of Information was prepared on: 06 April 2022

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**3 KIORA AVENUE DOREEN VIC  
3754**

4 2 2

Sold Price

**\$940,000**

Sold Date

**01-Nov-21**

Distance

**0.41km**



**15 BRAFORD DRIVE DOREEN VIC  
3754**

4 2 2

Sold Price

**\$908,000**

Sold Date

**26-Sep-21**

Distance

**0.96km**

RS = Recent sale

UN = Undisclosed Sale

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