

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

16 Endurance Street, Doreen Vic 3754

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$800,000

Property Type House

Suburb Doreen

Period - From 01/04/2022

to

30/06/2022

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	11 College Rd DOREEN 3754	\$655,500	25/07/2022
2	43 Garden Rd DOREEN 3754	\$641,000	23/06/2022
3	6 Birkdale Rd DOREEN 3754	\$625,000	25/08/2022

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:

05/10/2022 12:56



 4  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median House Price

June quarter 2022: \$800,000

Comparable Properties



11 College Rd DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$655,500

Method: Private Sale

Date: 25/07/2022

Rooms: 6

Property Type: House (Res)

Land Size: 312 sqm approx



43 Garden Rd DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$641,000

Method: Private Sale

Date: 23/06/2022

Property Type: House

Land Size: 413 sqm approx



6 Birkdale Rd DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$625,000

Method: Private Sale

Date: 25/08/2022

Property Type: House (Res)

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