

# 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

201 Cookes Road, 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

\$780,000

&

\$850,000

### Median sale price

Median price

\$745,000

Property Type

House

Suburb

Doreen

Period - From

01/07/2023

to

30/09/2023

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	3 Divagate Av DOREEN 3754	\$800,000	30/09/2023
2	33 Eminence Blvd DOREEN 3754	\$845,000	26/06/2023
3	3 Textel St DOREEN 3754	\$850,000	28/07/2023

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:

16/10/2023 07:23

201 Cookes Road, Doreen Vic 3754



4 2 2

**Property Type:** House  
**Land Size:** 680 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$780,000 - \$850,000  
**Median House Price**  
September quarter 2023: \$745,000

## Comparable Properties



**3 Divagate Av DOREEN 3754 (REI)**

**Agent Comments**

4 2 2

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 30/09/2023  
**Property Type:** House (Res)  
**Land Size:** 512 sqm approx



**33 Eminence Blvd DOREEN 3754 (REI)**

**Agent Comments**

4 2 2

**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 26/06/2023  
**Property Type:** House  
**Land Size:** 653 sqm approx



**3 Textel St DOREEN 3754 (REI)**

**Agent Comments**

4 2 2

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 28/07/2023  
**Property Type:** House  
**Land Size:** 682 sqm approx

**Account -** Jellis Craig | P: 03 94598111



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