

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

23 EMINENCE BOULEVARD, DOREEN, VIC 3754

Indicative selling price

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

Price Range:

\$700,000 to \$750,000

Median sale price

Median price

\$570,000

House

X

Unit


Suburb

DOREEN

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
12 DILWYNIA AVE, DOREEN, VIC 3754	\$741,000	08/12/2017
184 HAZEL GLEN DR, DOREEN, VIC 3754	*\$807,000	06/04/2018
3 SETTE PL, DOREEN, VIC 3754	*\$775,500	05/04/2018