

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

33 TIMBERTOP DRIVE, DOREEN, VIC 3754

Indicative selling price

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

Price Range:

\$590,000 to \$640,000

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
36 PINNACLE VIEWS, DOREEN, VIC 3754	\$671,625	27/02/2018
12 MERRIJIG CRES, DOREEN, VIC 3754	\$663,000	21/12/2017
323 FLAXEN HILLS RD, DOREEN, VIC 3754	\$600,000	14/12/2017