

# 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

3 Dunraven Crescent, 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

\$680,000

&

\$740,000

### Median sale price

Median price

\$750,000

Property Type

House

Suburb

DOREEN

Period - From

25/05/2024

to

24/11/2024

Source

price\_finder

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	17 Salerno Crescent Doreen Vic 3754	\$750,000	11/09/2024
2	4 Holding Way Doreen Vic 3754	\$680,000	27/09/2024
3	14 Madonna Street Doreen Vic 3754	\$722,000	27/08/2024

This Statement of Information was prepared on:

25/11/2024