

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

44 Tarawera Road, DOREEN, VIC 3754

Indicative selling price

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

Single price

or range between

\$1,300,000

&

\$1,430,000

Median sale price

Median price

\$ 746,500

Property type

House

Suburb

DOREEN

Period - From

18/09/2023

to

17/09/2024

Source

price_finder

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	10 Braford Drive Doreen Vic 3754	\$1,352,950	10/07/2024
2	7 Eminence Blvd Doreen	\$1,451,140	21/7/2024
3			

This Statement of Information was prepared on:

18/09/2024