

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	12 Walker Drive, DOREEN, VIC 3754
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Indicative selling price

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

Single price		or range between	\$620,000	&	\$680,000
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Median sale price

Median price	\$ 749,000	Property type	House	Suburb	DOREEN
Period - From	22/04/2024	to	21/10/2024	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	6 Holding Way Doreen Vic 3754	\$689,000	22/05/2024
2	31 Montville Street Doreen Vic 3754	\$660,000	25/05/2024
3	29 Bear Crescent Doreen Vic 3754	\$640,000	21/08/2024

This Statement of Information was prepared on: 22/10/2024

