

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	48 Orchard Road, 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	\$600,000	&	\$650,000
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Median sale price

Median price	\$ 746,500	Property type	House	Suburb	DOREEN
Period - From	25/03/2024	to	24/09/2024	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	6 Elation Boulevard Doreen Vic 3754	\$635,100	09/05/2024
2	102 Nancarrow Drive Doreen Vic 3754	\$620,000	10/06/2024
3			

This Statement of Information was prepared on: 25/09/2024

