

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

11 Killarney Street, Doreen Vic 3754

Indicative selling price

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

Range between \$520,000

&

\$560,000

Median sale price

Median price \$775,000

Property Type House

Suburb Doreen

Period - From 01/07/2021

to 30/09/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	83 Adoquin St DOREEN 3754	\$545,000	16/12/2021
2	8 Flint Cl DOREEN 3754	\$536,000	28/10/2021
3	6 Raimo Pl DOREEN 3754	\$535,000	14/08/2021

OR

~~**B*** 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.~~

This Statement of Information was prepared on:

12/01/2022 15:55



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Property Type: House
(Residential)
Land Size: 294 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$520,000 - \$560,000
Median House Price
September quarter 2021: \$775,000

Comparable Properties



83 Adoquin St DOREEN 3754 (REI)

[Agent Comments](#)

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Price: \$545,000
Method: Private Sale
Date: 16/12/2021
Property Type: House

8 Flint CI DOREEN 3754 (VG)

[Agent Comments](#)

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Price: \$536,000
Method: Sale
Date: 28/10/2021
Property Type: House (Res)
Land Size: 182 sqm approx

6 Raimo PI DOREEN 3754 (VG)

[Agent Comments](#)

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Price: \$535,000
Method: Sale
Date: 14/08/2021
Property Type: Flat/Unit/Apartment (Res)