

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



27 EMBANKMENT ROAD, DOREEN, VIC







Indicative Selling Price

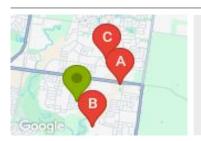
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$750,000 to \$825,000

Provided by: Jay Sharma, Crestpoint Real Estate

MEDIAN SALE PRICE



DOREEN, VIC, 3754

Suburb Median Sale Price (House)

\$751,444

01 July 2024 to 31 December 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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



38 WILLIAMSBROOK AVE, DOREEN, VIC 3754







Sale Price

*\$825,000

Sale Date: 20/12/2024

Distance from Property: 1.3km





11 DIVAGATE AVE, DOREEN, VIC 3754







Sale Price

*\$782,500

Sale Date: 07/11/2024

Distance from Property: 854m





19 PEREIRA CRT, DOREEN, VIC 3754







Sale Price

*\$780,000

Sale Date: 07/12/2024

Distance from Property: 1.5km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

27 EMBANKMENT ROAD, DOREEN, VIC 3754

Indicative selling price

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

Price Range: \$750,000 to \$825,000

Median sale price

Median price	\$751,444	Property type	House	Suburb	DOREEN
Period	01 July 2024 to 31 Dec	cember 2024	Source	P	ricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
38 WILLIAMSBROOK AVE, DOREEN, VIC 3754	*\$825,000	20/12/2024
11 DIVAGATE AVE, DOREEN, VIC 3754	*\$782,500	07/11/2024
19 PEREIRA CRT, DOREEN, VIC 3754	*\$780,000	07/12/2024

This Statement of Information was prepared on:

05/01/2025

