

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

33 Elderfield Circuit, Doreen, VIC 3754

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$650,000

&

\$700,000

Median sale price

Median price

\$ 749,000

Property type

House

Suburb

DOREEN

Period - From

21/04/2024

to

20/10/2024

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	22 Windermere Parade Doreen Vic 3754	\$675,000	16/08/2024
2	171 Orchard Road Doreen Vic 3754	\$665,000	22/09/2024
3	7 Windermere Parade Doreen Vic 3754	\$700,000	21/05/2024

This Statement of Information was prepared on:

21/10/2024