

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

27 Almorah Street, Doreen Vic 3754

Indicative selling price

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

Range between \$786,000

&

\$826,000

Median sale price

Median price \$800,000

Property Type House

Suburb Doreen

Period - From 01/04/2022

to 30/06/2022

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	308 Flaxen Hills Rd DOREEN 3754	\$820,000	28/02/2022
2	25 Hazelton Dr DOREEN 3754	\$817,500	02/03/2022
3	4 Hazelton Dr DOREEN 3754	\$815,500	09/05/2022

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:

27/08/2022 18:00



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Property Type: House (Res)

Land Size: 589 sqm approx

Agent Comments

Indicative Selling Price

\$786,000 - \$826,000

Median House Price

June quarter 2022: \$800,000

Comparable Properties



308 Flaxen Hills Rd DOREEN 3754 (REI/VG)

Agent Comments

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Price: \$820,000

Method: Private Sale

Date: 28/02/2022

Rooms: 8

Property Type: House (Res)

Land Size: 523 sqm approx

25 Hazelton Dr DOREEN 3754 (VG)

Agent Comments

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Price: \$817,500

Method: Sale

Date: 02/03/2022

Property Type: House (Res)

Land Size: 317 sqm approx



4 Hazelton Dr DOREEN 3754 (REI/VG)

Agent Comments

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Price: \$815,500

Method: Private Sale

Date: 09/05/2022

Rooms: 8

Property Type: House (Res)

Land Size: 353 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802