

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

36 Aspect Drive, Doreen Vic 3754

Indicative selling price

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

Single price

\$700,000

Median sale price

Median price

\$755,000

Property Type

House

Suburb

Doreen

Period - From

01/07/2023

to

30/06/2024

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	11 Madonna St DOREEN 3754	\$700,000	03/07/2024
2	4 Mccrae Dr DOREEN 3754	\$720,000	04/03/2024
3	328 Flaxen Hills Rd DOREEN 3754	\$730,000	14/05/2024

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:

02/08/2024 10:52

36 Aspect Drive, Doreen Vic 3754



4 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$700,000
Median House Price
Year ending June 2024: \$755,000

Comparable Properties



11 Madonna St DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$700,000
Method: Private Sale
Date: 03/07/2024
Property Type: House
Land Size: 473 sqm approx



4 Mccrae Dr DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$720,000
Method: Private Sale
Date: 04/03/2024
Property Type: House
Land Size: 407 sqm approx



328 Flaxen Hills Rd DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$730,000
Method: Private Sale
Date: 14/05/2024
Property Type: House (Res)

Account - Jellis Craig | P: 03 94598111



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