

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

6 Birkdale Road, Doreen Vic 3754

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$750,000

Property Type House

Suburb Doreen

Period - From 03/08/2021

to

02/08/2022

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	18 Thernholme Cr DOREEN 3754	\$665,000	04/07/2022
2	28 College Rd DOREEN 3754	\$660,000	14/06/2022
3	38 Kiora Av DOREEN 3754	\$625,000	01/07/2022

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:

03/08/2022 12:37



 4  2  2

Property Type: House
Land Size: 463 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
03/08/2021 - 02/08/2022: \$750,000

Comparable Properties



18 Thernholme Cr DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$665,000
Method: Private Sale
Date: 04/07/2022
Property Type: House
Land Size: 448 sqm approx



28 College Rd DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$660,000
Method: Sold Before Auction
Date: 14/06/2022
Property Type: House (Res)
Land Size: 443 sqm approx



38 Kiora Av DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$625,000
Method: Private Sale
Date: 01/07/2022
Property Type: House (Res)
Land Size: 475 sqm approx