



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**12 Madonna Street,  
DOREEN 3754**

12  
House  
4 beds 2 baths 2 parking

### Indicative selling price

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

**Range \$620,000 - \$635,000**

### Median sale price

Median **House** for **DOREEN** for period **Jan 2019 - Mar 2019**

Sourced from **Pricefinder**.

**\$572,000**

### 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 agent's representative considers to be the most comparable to the property for sale.

<b>5 Woorawa Drive,</b> Doreen 3754	<b>Price \$682,500</b> Sold 08 May 2019
<b>10 Aspect Drive,</b> Doreen 3754	<b>Price \$625,000</b> Sold 05 February 2019
<b>5 Sandover Street,</b> Doreen 3754	<b>Price \$575,000</b> Sold 13 April 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Bombay Real Estate

244 Epping Road,  
WOLLERT VIC 3750

### Contact agents

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