

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

7 Braeburn Street, Doreen Vic 3754

Indicative selling price

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

Range between \$590,000

&

\$630,000

Median sale price

Median price \$704,000

Property Type House

Suburb Doreen

Period - From 01/07/2022

to 30/09/2022

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	6 Cortland St DOREEN 3754	\$630,000	25/08/2022
2	5 Atwood St DOREEN 3754	\$627,500	24/10/2022
3	42 Aspect Dr DOREEN 3754	\$598,000	18/06/2022

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:

03/11/2022 15:55



 3  2  2

Property Type: House
Land Size: 350 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$630,000
Median House Price
September quarter 2022: \$704,000

Comparable Properties

6 Cortland St DOREEN 3754 (VG)

Agent Comments

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Price: \$630,000
Method: Sale
Date: 25/08/2022
Property Type: House (Res)
Land Size: 375 sqm approx



5 Atwood St DOREEN 3754 (REI)

Agent Comments

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Price: \$627,500
Method: Private Sale
Date: 24/10/2022
Rooms: 5
Property Type: House (Res)
Land Size: 350 sqm approx

42 Aspect Dr DOREEN 3754 (VG)

Agent Comments

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Price: \$598,000
Method: Sale
Date: 18/06/2022
Property Type: House (Res)
Land Size: 350 sqm approx

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