

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

64 Eliot Avenue Doreen VIC 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$688,500

Property type

House

Suburb

Doreen

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

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 6 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

31 Midland Road Doreen VIC 3754	\$790,000	25-Nov-21
5A Mulberry Street Doreen VIC 3754	\$786,650	30-Sep-21
133 Flaxen Hills Road Doreen VIC 3754	\$740,000	08-Dec-21

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 6 months.~~

This Statement of Information was prepared on: 23 December 2021

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31 Midland Road Doreen VIC 3754

Sold Price

^{RS} **\$790,000**

Sold Date

25-Nov-21

 4  2  2

Distance

1.79km



5A Mulberry Street Doreen VIC 3754

Sold Price

\$786,650

Sold Date

30-Sep-21

 3  2  4

Distance

0.84km



133 Flaxen Hills Road Doreen VIC 3754

Sold Price

^{RS} **\$740,000**

Sold Date

08-Dec-21

 4  2  2

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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