

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

3 Mac Knight Wynd, Doreen Vic 3754

Indicative selling price

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

Range between \$695,000

&

\$760,000

Median sale price

Median price \$720,000

Property Type House

Suburb Doreen

Period - From 01/01/2021

to 31/12/2021

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	177 Flaxen Hills Rd DOREEN 3754	\$760,000	02/08/2021
2	32 Kiora Av DOREEN 3754	\$735,000	01/12/2021
3	7 Smithson Rd DOREEN 3754	\$700,100	11/08/2021

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:

27/01/2022 10:20



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Property Type: House
Land Size: 480 sqm approx
Agent Comments

Indicative Selling Price
\$695,000 - \$760,000
Median House Price
Year ending December 2021: \$720,000

Comparable Properties



177 Flaxen Hills Rd DOREEN 3754 (VG)

Agent Comments

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Price: \$760,000
Method: Sale
Date: 02/08/2021
Property Type: House (Res)
Land Size: 488 sqm approx



32 Kiora Av DOREEN 3754 (REI/VG)

Agent Comments

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Price: \$735,000
Method: Private Sale
Date: 01/12/2021
Rooms: 6
Property Type: House (Res)
Land Size: 476 sqm approx

7 Smithson Rd DOREEN 3754 (VG)

Agent Comments

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Price: \$700,100
Method: Sale
Date: 11/08/2021
Property Type: House (Res)
Land Size: 472 sqm approx

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