

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

8 Viewhill Court, Doreen Vic 3754

Indicative selling price

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

Range between \$690,000

&

\$740,000

Median sale price

Median price \$727,500

Property Type House

Suburb Doreen

Period - From 01/04/2023

to 30/06/2023

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	13 Coolibah St DOREEN 3754	\$730,000	08/06/2023
2	5 Ballam Way DOREEN 3754	\$728,000	18/07/2023
3	7 Elation Blvd DOREEN 3754	\$690,000	08/06/2023

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:

14/09/2023 14:02



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Property Type: House
Land Size: 376 sqm approx
Agent Comments
Double auto garage, large alfresco, remote-controlled cafe blinds,

Indicative Selling Price
\$690,000 - \$740,000
Median House Price
June quarter 2023: \$727,500

Comparable Properties



13 Coolibah St DOREEN 3754 (REI/VG)

Agent Comments

3 2 2

Price: \$730,000
Method: Private Sale
Date: 08/06/2023
Rooms: 6
Property Type: House (Res)
Land Size: 476 sqm approx



5 Ballam Way DOREEN 3754 (REI/VG)

Agent Comments

3 2 2

Price: \$728,000
Method: Private Sale
Date: 18/07/2023
Property Type: House
Land Size: 437 sqm approx



7 Elation Blvd DOREEN 3754 (REI/VG)

Agent Comments

3 2 2

Price: \$690,000
Method: Private Sale
Date: 08/06/2023
Rooms: 5
Property Type: House (Res)
Land Size: 391 sqm approx

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