

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 Ghan Link, Doreen Vic 3754

Indicative selling price

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

Range between \$630,000 & \$670,000

Median sale price

Median price \$782,500 Property Type House Suburb Doreen

Period - From 01/10/2024 to 31/12/2024 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	133 Painted Hills Rd DOREEN 3754	\$675,100	20/02/2025
2	2 Bateleur Cr DOREEN 3754	\$650,000	09/12/2024
3	10 Jordan Ct DOREEN 3754	\$660,000	11/10/2024

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:

28/02/2025 10:06



Rooms: 5

Property Type: House

Land Size: 400 sqm approx

Agent Comments

Indicative Selling Price

\$630,000 - \$670,000

Median House Price

December quarter 2024: \$782,500

Comparable Properties



133 Painted Hills Rd DOREEN 3754 (REI)

Agent Comments



Price: \$675,100

Method: Private Sale

Date: 20/02/2025

Property Type: House

Land Size: 354 sqm approx



2 Bateleur Cr DOREEN 3754 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 09/12/2024

Rooms: 4

Property Type: House (Res)

Land Size: 283 sqm approx



10 Jordan Ct DOREEN 3754 (REI)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 11/10/2024

Property Type: House

Land Size: 382 sqm approx