

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

19 Markdale Way, Doreen Vic 3754

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$770,000 Property Type House Suburb Doreen

Period - From 01/04/2024 to 30/06/2024 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	19 Gyrfalcon Way DOREEN 3754	\$650,000	18/05/2024
2	6 Tilt Rd DOREEN 3754	\$660,000	30/04/2024
3	18 Morinda Way DOREEN 3754	\$685,000	16/04/2024

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:

27/08/2024 13:02



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Property Type: House
Land Size: 419 sqm approx
Agent Comments
Double auto garage

Indicative Selling Price
\$640,000 - \$690,000
Median House Price
June quarter 2024: \$770,000

Comparable Properties

19 Gyrfalcon Way DOREEN 3754 (VG)

Agent Comments

4 - -

Price: \$650,000
Method: Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 571 sqm approx



6 Tilt Rd DOREEN 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$660,000
Method: Private Sale
Date: 30/04/2024
Property Type: House
Land Size: 313 sqm approx



18 Morinda Way DOREEN 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$685,000
Method: Sold Before Auction
Date: 16/04/2024
Property Type: House (Res)
Land Size: 313 sqm approx