

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 SUCCESSION STREET, DOREEN, VIC

4 2 2

Indicative Selling Price

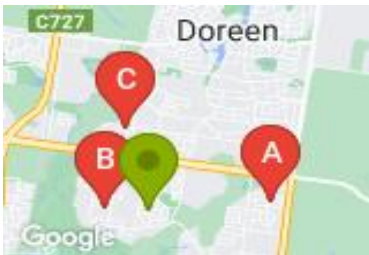
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$800,000 to \$880,000

Provided by: Nicole Rowe, Ian Reid Buyer & Vendor Advocates

MEDIAN SALE PRICE



DOREEN, VIC, 3754

Suburb Median Sale Price (House)

\$737,000

01 January 2024 to 30 June 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



15 BREENVUE PL, DOREEN, VIC 3754

4 2 2

Sale Price

***\$851,500**

Sale Date: 24/07/2024

Distance from Property: 1.6km



7 MACADAMIA ST, DOREEN, VIC 3754

4 2 2

Sale Price

***\$875,000**

Sale Date: 16/07/2024

Distance from Property: 554m



23 SPECTACULAR AVE, DOREEN, VIC 3754

4 2 2

Sale Price

***\$800,000**

Sale Date: 28/06/2024

Distance from Property: 1.2km



This report has been compiled on 25/07/2024 by Ian Reid Buyer & Vendor Advocates. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

14 SUCCESSION STREET, DOREEN, VIC 3754

Indicative selling price

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

Price Range:

\$800,000 to \$880,000

Median sale price

Median price

\$737,000

Property type

House

Suburb

DOREEN

Period

01 January 2024 to 30 June 2024

Source


pricfinder

Comparable property sales

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

15 BREENVIEW PL, DOREEN, VIC 3754	*\$851,500	24/07/2024
7 MACADAMIA ST, DOREEN, VIC 3754	*\$875,000	16/07/2024
23 SPECTACULAR AVE, DOREEN, VIC 3754	*\$800,000	28/06/2024

This Statement of Information was prepared

25/07/2024