

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**33 Kiora Avenue,  
DOREEN 3754**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$550,000 - \$585,000**

### Median sale price

Median **House** for **DOREEN** for period **Jul 2018 - Sep 2018**

Sourced from **RP Data**.

**\$630,000**

### 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 the most comparable to the property for sale.

**31 Almorah Street,**  
Doreen 3754

**Price \$590,000** Sold 23 July  
2018

**7 Gander Street,**  
Doreen 3754

**Price \$598,000** Sold 18 July  
2018

**3 Montville Street,**  
Doreen 3754

**Price \$599,000** Sold 23  
August 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

 **3 beds**  **2 baths**  **2 parking**

### Stockdale & Leggo South Morang

Unit 3/30 Oleander Dr,  
South Morang VIC 3752

### Contact agents

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