

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

32 Kiora Avenue Doreen VIC 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$684,000

Property type

House

Suburb

Doreen

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

11 Midland Road Doreen VIC 3754	\$740,000	01-Jun-21
44 Pinnacle Views Doreen VIC 3754	\$735,000	02-Oct-21
28 Nesci Street Doreen VIC 3754	\$745,000	22-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 25 November 2021



11 Midland Road Doreen VIC 3754

Sold Price

\$740,000

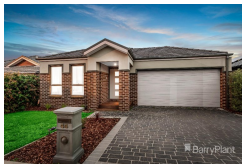
Sold Date

01-Jun-21

 4  2  2

Distance

0.25km



44 Pinnacle Views Doreen VIC 3754

Sold Price

^{RS} **\$735,000**

Sold Date

02-Oct-21

 4  2  2

Distance

0.35km



28 Nesci Street Doreen VIC 3754

Sold Price

^{RS} **\$745,000**

Sold Date

22-Oct-21

 4  2  2

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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