

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

5 Kiora Avenue, Doreen Vic 3754

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$775,000

Property Type

House

Suburb

Doreen

Period - From

01/07/2021

to

30/09/2021

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	16 Smokey Gla DOREEN 3754	\$800,000	08/11/2021
2	48 Timbertop Dr DOREEN 3754	\$781,500	13/11/2021
3	54 Eminence Blvd DOREEN 3754	\$750,000	26/11/2021

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:

04/01/2022 14:51



Property Type: Land
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median House Price
September quarter 2021: \$775,000

Comparable Properties



16 Smokey Gla DOREEN 3754 (REI)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 08/11/2021
Property Type: House
Land Size: 463 sqm approx



48 Timbertop Dr DOREEN 3754 (REI)

Agent Comments



Price: \$781,500
Method: Auction Sale
Date: 13/11/2021
Property Type: House (Res)
Land Size: 475 sqm approx

54 Eminence Blvd DOREEN 3754 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 26/11/2021
Property Type: House (Res)
Land Size: 448 sqm approx