

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

21 Dock Road, Doreen Vic 3754

Indicative selling price

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

Single price

\$800,000

Median sale price

Median price

\$722,000

Property Type

House

Suburb

Doreen

Period - From

01/04/2022

to

31/03/2023

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	9 Nerida Ct DOREEN 3754	\$805,000	16/03/2023
2	21 Terry St DOREEN 3754	\$800,000	15/02/2023
3	62 Resolution Cirt DOREEN 3754	\$765,000	30/03/2023

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:

19/05/2023 14:17



 4  2  2

Property Type: House
Land Size: 401 sqm approx
Agent Comments
Double auto lock-up garage

Indicative Selling Price

\$800,000

Median House Price

Year ending March 2023: \$722,000

Comparable Properties

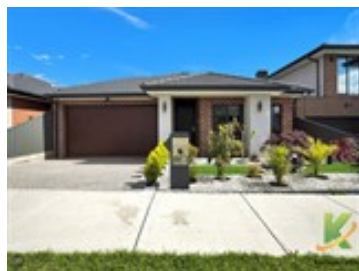


9 Nerida Ct DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$805,000
Method: Private Sale
Date: 16/03/2023
Property Type: House
Land Size: 535 sqm approx



21 Terry St DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$800,000
Method: Sold Before Auction
Date: 15/02/2023
Property Type: House (Res)
Land Size: 400 sqm approx



62 Resolution Cirt DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$765,000
Method: Private Sale
Date: 30/03/2023
Property Type: House
Land Size: 450 sqm approx

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