

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 38 Altitude Drive, Doreen, VIC 3754

Indicative selling price

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

Price Range

\$620,000

&

\$650,000

Median sale price

Median price

\$725,000

Property Type

House

Suburb

Doreen (3754)

Period - From

01/01/2023

to

31/12/2023

Source

pricefinder

Comparable property sales

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
3 DALRYMPLE WAY, DOREEN VIC 3754	\$632,000	12/06/2023
7 ATWOOD STREET, DOREEN VIC 3754	\$630,000	13/09/2023
54 TOWERHILL AVENUE, DOREEN VIC 3754	\$632,000	08/08/2023

This Statement of Information was prepared on: 06/03/2024