

# 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

11 Kumalie Drive, Doreen Vic 3754

### Indicative selling price

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

Range between \$720,000 & \$760,000

### Median sale price

Median price \$775,000 Property Type House Suburb Doreen

Period - From 01/10/2023 to 31/12/2023 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	10 Hicus Dr DOREEN 3754	\$765,000	05/02/2024
2	32 Bluejay Rd DOREEN 3754	\$740,000	14/02/2024
3	4 Mccrae Dr DOREEN 3754	\$720,000	04/03/2024

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: 13/03/2024 10:44

11 Kumalie Drive, Doreen Vic 3754

Kylie McGrath

03 9435 8866

0417 856 698

kylie.mcgrath@raywhite.com



 4  2  2

**Rooms:** 7

**Property Type:** House

**Land Size:** 448 sqm approx

Agent Comments

**Indicative Selling Price**

\$720,000 - \$760,000

**Median House Price**

December quarter 2023: \$775,000

## Comparable Properties



**10 Hicus Dr DOREEN 3754 (REI)**

Agent Comments

 3  2  2

**Price:** \$765,000

**Method:** Private Sale

**Date:** 05/02/2024

**Property Type:** House

**Land Size:** 400 sqm approx



**32 Bluejay Rd DOREEN 3754 (REI)**

Agent Comments

 4  2  2

**Price:** \$740,000

**Method:** Sold Before Auction

**Date:** 14/02/2024

**Property Type:** House (Res)

**Land Size:** 448 sqm approx



**4 Mccrae Dr DOREEN 3754 (REI)**

Agent Comments

 4  2  2

**Price:** \$720,000

**Method:** Private Sale

**Date:** 04/03/2024

**Property Type:** House

**Land Size:** 407 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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