

# 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

14 Sewell Way, 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 \$850,000 & \$920,000

### Median sale price

Median price \$752,000 Property Type House Suburb Doreen

Period - From 01/01/2024 to 31/03/2024 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	38 Lakeland Dr DOREEN 3754	\$930,000	08/01/2024
2	8 Divagate Av DOREEN 3754	\$889,500	16/04/2024
3	28 Mondadale Dr DOREEN 3754	\$860,000	31/01/2024

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:

15/05/2024 09:06

14 Sewell Way, Doreen Vic 3754

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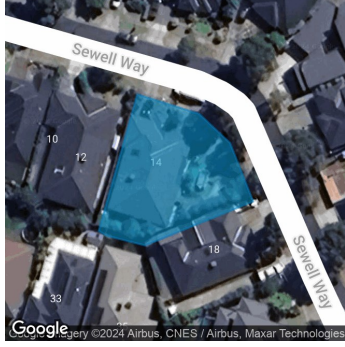
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**Indicative Selling Price**

\$850,000 - \$920,000

**Median House Price**

March quarter 2024: \$752,000



**Property Type:**

Agent Comments

## Comparable Properties



**38 Lakeland Dr DOREEN 3754 (REI/VG)**

Agent Comments



**Price:** \$930,000

**Method:** Private Sale

**Date:** 08/01/2024

**Property Type:** House

**Land Size:** 754 sqm approx



**8 Divagate Av DOREEN 3754 (REI)**

Agent Comments



**Price:** \$889,500

**Method:** Private Sale

**Date:** 16/04/2024

**Property Type:** House

**Land Size:** 512 sqm approx



**28 Mondadale Dr DOREEN 3754 (REI/VG)**

Agent Comments



**Price:** \$860,000

**Method:** Private Sale

**Date:** 31/01/2024

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 605 sqm approx

**Account - Ray White Eltham** | P: 03 9431 3425



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