

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

17 Borestane Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$750,000 Property Type House Suburb Doreen

Period - From 01/04/2023 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	6 Lincoln Way DOREEN 3754	\$750,000	06/05/2024
2	21 Sanctum Cirt DOREEN 3754	\$723,500	22/04/2024
3	7 Windermere Pde DOREEN 3754	\$700,000	21/05/2024

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:

03/06/2024 11:55



Property Type: Land
Land Size: 361 sqm approx
Agent Comments

Comparable Properties



6 Lincoln Way DOREEN 3754 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 06/05/2024
Property Type: House
Land Size: 400 sqm approx



21 Sanctum Cirt DOREEN 3754 (REI/VG)

Agent Comments



Price: \$723,500
Method: Private Sale
Date: 22/04/2024
Property Type: House
Land Size: 501 sqm approx



7 Windermere Pde DOREEN 3754 (REI)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 21/05/2024
Rooms: 5
Property Type: House (Res)