

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 LINCOLN WAY, DOREEN, VIC 3754

5 3 2

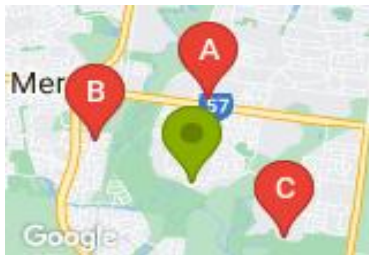
Indicative Selling Price

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

Price Range: **\$1,075,000 to \$1,180,000**

Provided by: Vanny Bains, Harcourts Mernda

MEDIAN SALE PRICE



DOREEN, VIC, 3754

Suburb Median Sale Price (House)

\$730,000

01 October 2023 to 31 March 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



6 BASSETTS RD, DOREEN, VIC 3754

5 3 2

Sale Price

****\$1,151,000**

Sale Date: 09/04/2024

Distance from Property: 1.2km



112 RIVERDALE BVD, MERNDA, VIC 3754

5 3 2

Sale Price

\$1,220,000

Sale Date: 21/12/2023

Distance from Property: 1.4km



84 RESOLUTION CCT, DOREEN, VIC 3754

4 3 2

Sale Price

****\$1,383,000**

Sale Date: 27/01/2024

Distance from Property: 1.4km



This report has been compiled on 15/04/2024 by Harcourts Mernda. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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