

# 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

18 Thernholme Crescent, 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 \$695,000 & \$745,000

### 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	15 Shikra PI DOREEN 3754	\$700,000	07/10/2023
2	10 Bear Cr DOREEN 3754	\$732,000	23/09/2023
3	16 Wailes Dr DOREEN 3754	\$720,000	02/09/2023

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:

05/02/2024 13:25

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**Indicative Selling Price**

\$695,000 - \$745,000

**Median House Price**

December quarter 2023: \$775,000



4 2 2

**Property Type:** House

**Land Size:** 448 sqm approx

Agent Comments

## Comparable Properties



**15 Shikra PI DOREEN 3754 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$700,000

**Method:** Private Sale

**Date:** 07/10/2023

**Property Type:** House (Res)

**Land Size:** 443 sqm approx



**10 Bear Cr DOREEN 3754 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$732,000

**Method:** Private Sale

**Date:** 23/09/2023

**Property Type:** House

**Land Size:** 400 sqm approx



**16 Wailes Dr DOREEN 3754 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$720,000

**Method:** Private Sale

**Date:** 02/09/2023

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 507 sqm approx

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