Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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	18 Thernholme Crescent, Doreen Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

Range between \$695,000 & \$745,000	Range between	\$695,000	&	\$745,000
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Median sale price

Median price	\$775,000	Pro	perty 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
Γ.	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



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Property Type: House Land Size: 448 sqm approx Agent Comments

Comparable Properties



15 Shikra PI DOREEN 3754 (REI/VG)

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Price: \$700,000 **Method:** Private Sale **Date:** 07/10/2023

Property Type: House (Res) **Land Size:** 443 sqm approx

Agent Comments



10 Bear Cr DOREEN 3754 (REI/VG)

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A

Price: \$732,000 Method: Private Sale Date: 23/09/2023 Property Type: House Land Size: 400 sqm approx Agent Comments



16 Wailes Dr DOREEN 3754 (REI/VG)





A

Price: \$720,000 Method: Private Sale Date: 02/09/2023 Rooms: 4

Property Type: House (Res) **Land Size:** 507 sqm approx

Agent Comments

Account - Buckingham & Co | P: 03 9435 0999 | F: 03 9435 0111





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