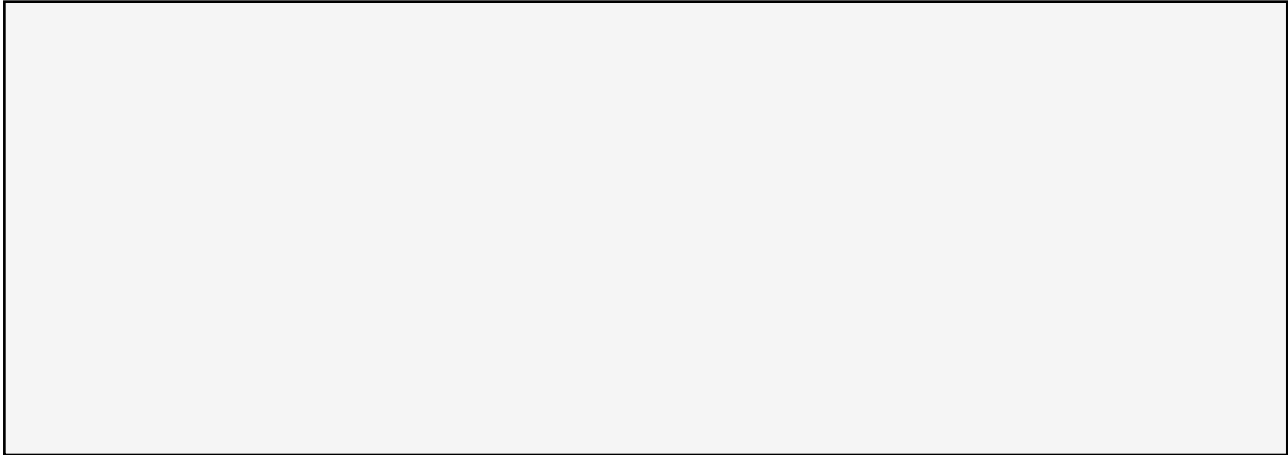


# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980



### Property offered for sale

Address  
Including suburb and  
postcode

20 BEAR 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)

Price Range:

\$600,000 to \$655,000

### Median sale price

Median price

\$732,000

Property type

House

Suburb

DOREEN

Period

01 April 2023 to 31 March 2024

Source



### Comparable property sales

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

38 ALTITUDE DR, DOREEN, VIC 3754	*\$626,000	12/04/2024
15 SALTIA DR, DOREEN, VIC 3754	*\$605,000	29/04/2024
6 ELATION BVD, DOREEN, VIC 3754	*\$635,100	23/05/2024

This Statement of Information was prepared on:

06/06/2024