

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

20 college St, Doreen Vic 3754

Indicative selling price

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

Range between \$740,000 & \$790,000

Median sale price

Median price \$727,500 Property Type House Suburb Doreen

Period - From 01/04/2023 to 30/06/2023 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	5 Travertine Cr DOREEN 3754	\$785,000	03/06/2023
2	25 Coolgardie Way DOREEN 3754	\$770,000	03/07/2023
3	19 Hammock Dr DOREEN 3754	\$765,000	02/08/2023

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:

16/08/2023 18:51

20 college St, Doreen Vic 3754



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

Indicative Selling Price
\$740,000 - \$790,000
Median House Price
June quarter 2023: \$727,500

Comparable Properties



5 Travertine Cr DOREEN 3754 (REI/VG)

Agent Comments



Price: \$785,000
Method: Private Sale
Date: 03/06/2023
Property Type: House (Res)
Land Size: 448 sqm approx



25 Coolgardie Way DOREEN 3754 (REI/VG)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 03/07/2023
Property Type: House
Land Size: 479 sqm approx



19 Hammock Dr DOREEN 3754 (REI)

Agent Comments



Price: \$765,000
Method: Private Sale
Date: 02/08/2023
Property Type: House
Land Size: 495 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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