### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 36 Laurimar Boulevard, Doreen Vic 3754

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$630,000		&		\$680,000			
Median sale p	rice							
Median price	\$775,000	Pro	operty Type	Hou	se		Suburb	Doreen
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	164 Cookes Rd DOREEN 3754	\$675,000	26/10/2023
2	78 Laurimar Blvd DOREEN 3754	\$655,000	14/12/2023
3	44 Lexington Av DOREEN 3754	\$645,000	21/12/2023

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.

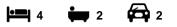
This Statement of Information was prepared on:

29/02/2024 13:15



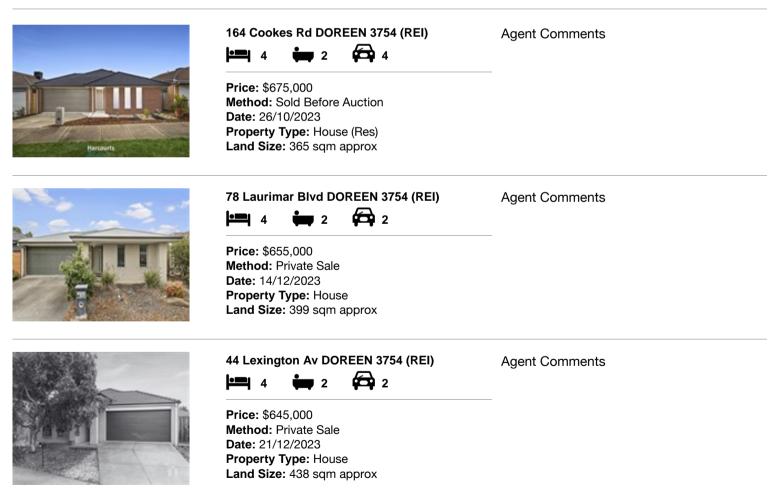
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Property Type: Land Size: 400 sqm approx Agent Comments Indicative Selling Price \$630,000 - \$680,000 Median House Price December quarter 2023: \$775,000

## **Comparable Properties**



#### Account - Love & Co



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