

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

36 Laurimar Boulevard, Doreen Vic 3754

Indicative selling price

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

Range between \$630,000 & \$680,000

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	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



164 Cookes Rd DOREEN 3754 (REI)

Agent Comments

 4  2  4

Price: \$675,000
Method: Sold Before Auction
Date: 26/10/2023
Property Type: House (Res)
Land Size: 365 sqm approx



78 Laurimar Blvd DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$655,000
Method: Private Sale
Date: 14/12/2023
Property Type: House
Land Size: 399 sqm approx



44 Lexington Av DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$645,000
Method: Private Sale
Date: 21/12/2023
Property Type: House
Land Size: 438 sqm approx

Account - Love & Co