

# 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 38 Altitude Drive, 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

\$630,000

&

\$670,000

### Median sale price

Median price

\$722,000

Property Type

House

Suburb

Doreen (3754)

Period - From

01/02/2024

to

31/12/2023

Source

pricefinder

### Comparable property sales

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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
3 DALRYMPLE WAY, DOREEN VIC 3754	\$632,000	12/06/2023
41 STARBOARD DRIVE, DOREEN VIC 3754	\$650,000	28/09/2023
1 KILLARNEY STREET, DOREEN VIC 3754	\$630,000	15/12/2023

This Statement of Information was prepared on: 01/02/2024