

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 4 Markdale Way, Doreen 3754

Indicative selling price

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

Between \$720,000 & \$760,000

Median sale price

Median price \$747,000 Property type House Suburb Doreen

Period - From 26/8/23 to 26/2/24 Source REIV

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
1. 3 Gyrfalcon Way, Doreen	\$720,000	23/10/23
2. 13 Woorawa Dr, Doreen	\$748,000	1/9/23
3. 13 Martha Link, Doreen	\$750,000	11/7/23

This Statement of Information was prepared on: 26/2/24