

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

5 Weaver Street, Doreen Vic 3754

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$740,500 Property Type House Suburb Doreen

Period - From 01/01/2023 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 | 22 Russel Way DOREEN 3754 | \$760,000 | 28/11/2023 |
| 2 | 4 Mccrae Dr DOREEN 3754 | \$720,000 | 04/03/2024 |
| 3 | 15 Shikra PI DOREEN 3754 | \$700,000 | 07/10/2023 |

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:

05/04/2024 10:42



 4  2  2

Property Type: House (Res)

Land Size: 448 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

Year ending December 2023: \$740,500

Comparable Properties



22 Russel Way DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$760,000

Method: Private Sale

Date: 28/11/2023

Property Type: House (Res)

Land Size: 448 sqm approx



4 Mccrae Dr DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$720,000

Method: Private Sale

Date: 04/03/2024

Property Type: House

Land Size: 407 sqm approx



15 Shikra PI DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$700,000

Method: Private Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 443 sqm approx