

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

8 Soapstone Walk, Doreen Vic 3754

Indicative selling price

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

Range between \$520,000 & \$560,000

Median sale price

Median price \$750,000 Property Type House Suburb Doreen

Period - From 01/04/2023 to 31/03/2024 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 | 4 Rove La DOREEN 3754 | \$565,000 | 27/03/2024 |
| 2 | 6 Flint Cl DOREEN 3754 | \$560,000 | 26/04/2024 |
| 3 | 25 Nancarrow Dr DOREEN 3754 | \$554,000 | 27/02/2024 |

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:

04/06/2024 17:10

8 Soapstone Walk, Doreen Vic 3754

Kylie McGrath
03 9435 8866
0417 856 698

kylie.mcgrath@raywhite.com



2 1 1

Rooms: 5
Property Type: House
Land Size: 189 sqm approx
Agent Comments

Indicative Selling Price

\$520,000 - \$560,000

Median House Price

Year ending March 2024: \$750,000

Comparable Properties



4 Rove La DOREEN 3754 (REI/VG)

Agent Comments

2 1 2

Price: \$565,000
Method: Private Sale
Date: 27/03/2024
Property Type: House
Land Size: 184 sqm approx



6 Flint CI DOREEN 3754 (REI)

Agent Comments

2 2 1

Price: \$560,000
Method: Private Sale
Date: 26/04/2024
Property Type: House (Res)
Land Size: 202 sqm approx



25 Nancarrow Dr DOREEN 3754 (REI/VG)

Agent Comments

2 1 2

Price: \$554,000
Method: Private Sale
Date: 27/02/2024
Property Type: House
Land Size: 242 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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