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	4 Secluded Place, Doreen Vic 3754

Indicative selling price

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

Range between $760,000 & $810,000

Median sale price

Median price $750,000 Property Type House Suburb Doreen

Period - From 25/07/2023 to 24/07/2024 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	23 Spectacular Av DOREEN 3754	$800,000	28/06/2024
2	6 Mia St DOREEN 3754	$800,000	13/05/2024
3	49 Sanctum Cirt DOREEN 3754	$770,000	16/03/2024

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: 25/07/2024 10:54

4 Secluded Place, Doreen Vic 3754



4 2 2

Rooms: 7
Property Type: House (Res)
Land Size: 500 sqm approx

Agent Comments

Indicative Selling Price
$760,000 - $810,000
Median House Price
25/07/2023 - 24/07/2024: $750,000

Comparable Properties



23 Spectacular Av DOREEN 3754 (REI)

4 2 2

Price: $800,000
Method: Private Sale
Date: 28/06/2024
Property Type: House
Land Size: 504 sqm approx

Agent Comments



6 Mia St DOREEN 3754 (REI/VG)

4 2 2

Price: $800,000
Method: Private Sale
Date: 13/05/2024
Property Type: House
Land Size: 400 sqm approx

Agent Comments



49 Sanctum Cirt DOREEN 3754 (REI)

4 2 2

Price: $770,000
Method: Private Sale
Date: 16/03/2024
Rooms: 7
Property Type: House (Res)
Land Size: 455 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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