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	22 Bedervale Loop, Doreen Vic 3754

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $770,000 Property Type House Suburb Doreen

Period - From 01/04/2024 to 30/06/2024 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	26 Landano Way DOREEN 3754	$1,340,000	21/09/2024
2	9 Fenwick St DOREEN 3754	$1,330,000	16/09/2024
3	10 Braford Dr DOREEN 3754	$1,352,950	10/07/2024

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: 30/09/2024 12:12

22 Bedervale Loop, Doreen Vic 3754



4 3 4

Property Type: House
Land Size: 730 sqm approx

Agent Comments

Study

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
June quarter 2024: $770,000

Comparable Properties



26 Landano Way DOREEN 3754 (REI)

4 2 2

Price: $1,340,000
Method: Private Sale
Date: 21/09/2024
Property Type: House
Land Size: 978 sqm approx

Agent Comments



9 Fenwick St DOREEN 3754 (REI)

5 2 3

Price: $1,330,000
Method: Private Sale
Date: 16/09/2024
Property Type: House
Land Size: 1115 sqm approx

Agent Comments



10 Braford Dr DOREEN 3754 (REI)

4 2 2

Price: $1,352,950
Method: Sold Before Auction
Date: 10/07/2024
Property Type: House (Res)
Land Size: 920 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

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