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	12 Comet Avenue, Doreen, VIC 3754

Indicative selling price

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

Range between $720,000 & $790,000

Median sale price

Median price $748,500 Property Type House Suburb DOREEN

Period - From 01/05/2024 to 31/10/2024 Source price_finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 60 Towerhill Avenue Doreen Vic 3754	$770,000	04/10/2024
2 3 Spirit Avenue Doreen Vic 3754	$760,000	19/10/2024
3 78 Resolution Circuit Doreen Vic 3754	$765,000	24/09/2024

This Statement of Information was prepared on: 01/11/2024