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	56 Woorawa Drive, Doreen Vic 3754

Indicative selling price

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

Range between $780,000 & $830,000

Median sale price

Median price $770,000 Property Type House Suburb Doreen

Period - From 01/10/2023 to 30/09/2024 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	19 Bronte Cr DOREEN 3754	$795,500	29/06/2024
2	61 Eliot Av DOREEN 3754	$800,000	14/06/2024
3	57 Tallawong Dr DOREEN 3754	$830,000	01/06/2024

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: 13/11/2024 19:52

56 Woorawa Drive, Doreen Vic 3754

Brett Sparks
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0411131938
brettsparks@jelliscraig.com.au



- -

Property Type: Land
Land Size: 430 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $830,000
Median House Price
Year ending September 2024: $770,000

Comparable Properties



19 Bronte Cr DOREEN 3754 (REI/VG)

4 2 2

Price: $795,500
Method: Private Sale
Date: 29/06/2024
Property Type: House
Land Size: 400 sqm approx

Agent Comments



61 Eliot Av DOREEN 3754 (REI/VG)

4 2 2

Price: $800,000
Method: Private Sale
Date: 14/06/2024
Property Type: House
Land Size: 563 sqm approx

Agent Comments



57 Tallawong Dr DOREEN 3754 (REI/VG)

4 2 2

Price: $830,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 512 sqm approx

Agent Comments

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