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	17 Kiora Avenue, Doreen Vic 3754

Indicative selling price

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

Range between $830,000 & $905,000

Median sale price

Median price $805,000 Property Type House Suburb Doreen

Period - From 01/07/2024 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	51 Kiora Av DOREEN 3754	$846,000	06/11/2024
2	33 Bernard St DOREEN 3754	$889,950	21/10/2024
3	4 Lake Front Mews DOREEN 3754	$890,000	03/09/2024

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: 14/01/2025 10:42

17 Kiora Avenue, Doreen Vic 3754

Ian Mason
(03) 9718 2222
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ianmason@jelliscraig.com.au



4 2 3

Rooms: 7
Property Type: House
Land Size: 572 sqm approx

Agent Comments

Indicative Selling Price
$830,000 - $905,000
Median House Price
September quarter 2024: $805,000

Comparable Properties



51 Kiora Av DOREEN 3754 (REI)

4 2 4

Price: $846,000
Method: Private Sale
Date: 06/11/2024
Property Type: House
Land Size: 669 sqm approx

Agent Comments



33 Bernard St DOREEN 3754 (REI/VG)

4 2 2

Price: $889,950
Method: Private Sale
Date: 21/10/2024
Property Type: House
Land Size: 646 sqm approx

Agent Comments



4 Lake Front Mews DOREEN 3754 (REI/VG)

4 2 2

Price: $890,000
Method: Private Sale
Date: 03/09/2024
Rooms: 6
Property Type: House (Res)
Land Size: 578 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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