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	14 Sewell Way, Doreen Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$830,000	&	\$890,000

Median sale price

Median price \$750,000	Property Type	House	Suburb	Doreen
Period - From 01/04/2023	to 31/03/2024	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

Address of comparable property		Price	Date of sale
1	4 Walker Dr DOREEN 3754	\$904,400	13/01/2024
2	28 Mondadale Dr DOREEN 3754	\$860,000	31/01/2024
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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/06/2024 15:54









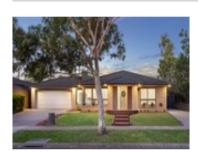


Property Type: Agent Comments

Kylie McGrath 03 9435 8866 0417 856 698 kylie.mcgrath@raywhite.com

Indicative Selling Price \$830,000 - \$890,000 **Median House Price** Year ending March 2024: \$750,000

Comparable Properties



4 Walker Dr DOREEN 3754 (REI/VG)





€ 2

Price: \$904.400 Method: Private Sale Date: 13/01/2024 Property Type: House Land Size: 631 sqm approx **Agent Comments**



28 Mondadale Dr DOREEN 3754 (REI/VG)





Price: \$860,000 Method: Private Sale Date: 31/01/2024

Rooms: 6

Property Type: House (Res) Land Size: 605 sqm approx Agent Comments



57 Tallawong Dr DOREEN 3754 (REI)





€ 2

Price: \$830,000 Method: Auction Sale Date: 01/06/2024

Property Type: House (Res) Land Size: 512 sqm approx

Agent Comments

Account - Ray White Eltham | P: 03 9431 3425



