

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

14 Sewell Way, Doreen Vic 3754

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	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 comparable properties 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

14 Sewell Way, Doreen Vic 3754

Kylie McGrath
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Property Type:
Agent Comments

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)

Agent Comments



Price: \$904,400
Method: Private Sale
Date: 13/01/2024
Property Type: House
Land Size: 631 sqm approx



28 Mondadale Dr DOREEN 3754 (REI/VG)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 31/01/2024
Rooms: 6
Property Type: House (Res)
Land Size: 605 sqm approx



57 Tallawong Dr DOREEN 3754 (REI)

Agent Comments



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

Account - Ray White Eltham | P: 03 9431 3425



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