

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

23 Spirit Avenue,  
DOREEN 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$499,950**

### Median sale price

Median **House** for **DOREEN** for period **Apr 2017 - Jun 2017**

Sourced from **Pricefinder**.

**\$500,000**

### Comparable property sales

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 the most comparable to the property for sale.

**10 Sanctum Circuit,**  
Doreen 3754

Price **\$525,050** Sold 24 July 2017

**6 Heronvale Court,**  
Doreen 3754

Price **\$490,000** Sold 11 July 2017

**3 Loftus Lane,**  
Doreen 3751

Price **\$511,300** Sold 25 May 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

  
**3 beds**

  
**2 baths**

  
**2 parking**

### Contact agents

 **Scott Conboy**  
Ray White

(03) 9432 7000  
0418 148 615

[scott.conboy@raywhite.com](mailto:scott.conboy@raywhite.com)



**Ray White Greensborough**

Suite 5, 18 Sherbourne Road,  
Briar Hill VIC 3088