

## 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

24 Orchard Road Doreen VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$681,500

Property type

House

Suburb

Doreen

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

### 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 6 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 103 Orchard Road Doreen VIC 3754      | \$651,250 | 11-Mar-21 |
| 37 Starboard Drive Doreen VIC 3754    | \$642,000 | 11-Feb-21 |
| 49 Eminence Boulevard Doreen VIC 3754 | \$630,000 | 10-Feb-21 |

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 6 months.~~

This Statement of Information was prepared on: 21 October 2021



**103 Orchard Road Doreen VIC 3754** Sold Price **\$651,250** Sold Date **11-Mar-21**

3 2 2

Distance **0.45km**



**37 Starboard Drive Doreen VIC 3754** Sold Price **\$642,000** Sold Date **11-Feb-21**

3 2 2

Distance **1.1km**



**49 Eminence Boulevard Doreen VIC 3754** Sold Price **\$630,000** Sold Date **10-Feb-21**

3 2 2

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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