

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

840 BRIDGE INN ROAD DOREEN VIC 3754

Address
Including suburb and postcode

Indicative selling price

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

or range
Single Price &
between

	\$625,000	\$640,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$727,000	Property type	House	Suburb	Doreen
Period-from	13 Feb 2023	to	14 Aug 2023	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
69 FORTRESS ROAD DOREEN VIC 3754	\$618,000	04-Mar-23
43 FORTRESS ROAD DOREEN VIC 3754	\$618,000	26-Mar-23
41 MOONSTONE STREET DOREEN VIC 3754	\$630,000	08-May-23

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: 14 August 2023



69 FORTRESS ROAD DOREEN VIC 3754

Sold Price

\$618,000

Sold Date

04-Mar-23

 3  2  2

Distance

0.5km



43 FORTRESS ROAD DOREEN VIC 3754

Sold Price

Sold Date

26-Mar-23

 3  2  2

Distance

0.71km



41 MOONSTONE STREET DOREEN VIC 3754

Sold Price

\$630,000

Sold Date

08-May-23

 3  2  2

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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