

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

4 Valencia Boulevard Doreen VIC 3754

Indicative selling price

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

Single Price

or range
between

\$450,000

&

\$495,000

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

40 Valencia Boulevard Doreen VIC 3754	\$470,000	25-May-21
18 Tata Way Doreen VIC 3754	\$452,000	14-May-21
40 Waterway Boulevard Doreen VIC 3754	\$505,000	03-Sep-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.~~

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Alex Melnychuk
P 0395148855
M 0404173343
E alex.melnichuk@little.com.au



40 Valencia Boulevard Doreen VIC 3754

3 2 2

Sold Price

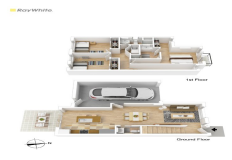
\$470,000

Sold Date

25-May-21

Distance

0.16km



18 Tata Way Doreen VIC 3754

3 2 1

Sold Price

\$452,000

Sold Date

14-May-21

Distance

0.42km



40 Waterway Boulevard Doreen VIC 3754

3 2 1

Sold Price

^{RS} **\$505,000**

Sold Date

03-Sep-21

Distance

2.42km

RS = Recent sale

UN = Undisclosed Sale

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