

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

12 Dock Road 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

\$825,000

&

\$875,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

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

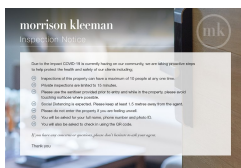
Date of sale

75 Sunstone Boulevard Doreen VIC 3754	\$862,777	02-Aug-21
21 Tekin Terrace Doreen VIC 3754	\$875,000	07-Aug-21
6 Starboard Drive Doreen VIC 3754	\$827,500	03-Jul-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: 06 October 2021



75 Sunstone Boulevard Doreen VIC 3754

Sold Price

\$862,777

Sold Date

02-Aug-21



4



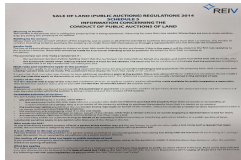
2



2

Distance

0.06km



21 Tekin Terrace Doreen VIC 3754

Sold Price

^{RS} **\$875,000**

Sold Date

07-Aug-21



4



2



2

Distance

0.83km



6 Starboard Drive Doreen VIC 3754

Sold Price

\$827,500

Sold Date

03-Jul-21



4



2



2

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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