

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

85 WALLAROO WAY 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,975

Property type

House

Suburb

Doreen

Period-from

01 Jun 2022

to

31 May 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

21 MEANDER ROAD DOREEN VIC 3754	\$660,000	15-Mar-23
4 TALLULAH AVENUE DOREEN VIC 3754	\$710,000	25-Feb-23
5 SUBZERO DRIVE DOREEN VIC 3754	\$670,000	26-Feb-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: 06 June 2023


**21 MEANDER ROAD DOREEN VIC
3754**

Sold Price

\$660,000

Sold Date

15-Mar-23
 4

 2

 2

Distance

0.41km

**4 TALLULAH AVENUE DOREEN VIC
3754**

Sold Price

\$710,000

Sold Date

25-Feb-23
 4

 2

 2

Distance

0.7km

**5 SUBZERO DRIVE DOREEN VIC
3754**

Sold Price

\$670,000

Sold Date

26-Feb-23
 4

 2

 2

Distance

1.22km
RS = Recent sale

UN = Undisclosed Sale

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