

## 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

8 BONANG DRIVE DOREEN VIC 3754

### Indicative selling price

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

Single Price

or range  
between

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Land

Suburb

Doreen

Period-from

01 May 2022

to

30 Apr 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

9 BLUEJAY ROAD DOREEN VIC 3754	\$672,000	11-Feb-23
19 TOORADIN CRESCENT DOREEN VIC 3754	\$645,000	25-Feb-23
31 BLUEJAY ROAD DOREEN VIC 3754	\$680,000	21-Mar-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: 05 May 2023



## 9 BLUEJAY ROAD DOREEN VIC 3754

Sold Price

<sup>RS</sup>

**\$672,000**

Sold Date

**11-Feb-23**



4



2



2

Distance

**1.7km**



## 19 TOORADIN CRESCENT DOREEN VIC 3754

Sold Price

**\$645,000**

Sold Date

**25-Feb-23**



4



2



2

Distance

**1.72km**



## 31 BLUEJAY ROAD DOREEN VIC 3754

Sold Price

<sup>RS</sup>

**\$680,000**

Sold Date

**21-Mar-23**



4



2



2

Distance

**1.73km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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