

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

32 Adoquin Street 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

\$699,000

&

\$768,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Doreen

Period-from

01 Jun 2020

to

31 May 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

13 Cantera Avenue Doreen VIC 3754	\$715,350	30-Mar-21
26 Freehold Street Doreen VIC 3754	\$726,100	12-Mar-21
29 Sunstone Boulevard Doreen VIC 3754	\$706,300	10-Mar-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: 23 June 2021



13 Cantera Avenue Doreen VIC 3754

4 2 2

Sold Price

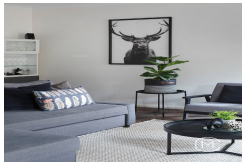
\$715,350

Sold Date

30-Mar-21

Distance

0.52km



26 Freehold Street Doreen VIC 3754

4 2 2

Sold Price

\$726,100

Sold Date

12-Mar-21

Distance

0.57km



29 Sunstone Boulevard Doreen VIC 3754

4 2 2

Sold Price

\$706,300

Sold Date

10-Mar-21

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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