

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

5 TREGOWAN PLACE 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Doreen

Period-from

01 Jul 2021

to

30 Jun 2022

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

5 RUSSEL WAY DOREEN VIC 3754	\$706,000	22-Jul-22
73 ELIOT AVENUE DOREEN VIC 3754	\$725,000	04-May-22
31 PETERBOROUGH DRIVE DOREEN VIC 3754	\$725,500	08-Feb-22

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: 28 July 2022


5 RUSSEL WAY DOREEN VIC 3754

Sold Price

^{RS}
\$706,000

Sold Date

22-Jul-22


4



2



2

Distance

0.25km

73 ELIOT AVENUE DOREEN VIC 3754

Sold Price

^{RS}
\$725,000

Sold Date

04-May-22


3



2



2

Distance

0.84km

**31 PETERBOROUGH DRIVE
DOREEN VIC 3754**

Sold Price

\$725,500

Sold Date

08-Feb-22


3



2



2

Distance

1.1km
RS = Recent sale

UN = Undisclosed Sale

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