

## 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

19 IMPULSE AVENUE DOREEN VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$720,000

Property type

House

Suburb

Doreen

Period-from

01 Apr 2021

to

31 Mar 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 25 MEANDER ROAD DOREEN VIC 3754      | \$730,000 | 17-Mar-22 |
| 27 MEANDER ROAD DOREEN VIC 3754      | \$720,000 | 02-Apr-22 |
| 21 FITZWILLIAM DRIVE DOREEN VIC 3754 | \$722,000 | 05-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: 12 April 2022



### 25 MEANDER ROAD DOREEN VIC 3754

Sold Price

<sup>RS</sup>
**\$730,000**

Sold Date

**17-Mar-22**


4



2



2

Distance

**0.64km**


### 27 MEANDER ROAD DOREEN VIC 3754

Sold Price

<sup>RS</sup>
**\$720,000**

Sold Date

**02-Apr-22**


3



2



2

Distance

**0.65km**


### 21 FITZWILLIAM DRIVE DOREEN VIC 3754

Sold Price

<sup>RS</sup>
**\$722,000**

Sold Date

**05-Feb-22**


4



2



2

Distance

**0.94km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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