

## 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

14 DARGO CRESCENT 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$726,000

Property type

House

Suburb

Doreen

Period-from

01 Sep 2022

to

31 Aug 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 42 RESORT BOULEVARD DOREEN VIC 3754 | \$760,000 | 26-Jul-23 |
| 48 MAC KNIGHT WYND DOREEN VIC 3754  | \$705,000 | 01-Jun-23 |
| 18 OWL ROAD DOREEN VIC 3754         | \$760,000 | 26-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 September 2023



**42 RESORT BOULEVARD DOREEN  
VIC 3754**

Sold Price

<sup>RS</sup>

**\$760,000**

Sold Date

**26-Jul-23**



4



2



2

Distance

**1.64km**



**48 MAC KNIGHT WYND DOREEN  
VIC 3754**

Sold Price

**\$705,000**

Sold Date

**01-Jun-23**



4



2



2

Distance

**1.93km**



**18 OWL ROAD DOREEN VIC 3754**

Sold Price

**\$760,000**

Sold Date

**26-Mar-23**



4



2



2

Distance

**1.72km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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