

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 CAROME WAY 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Doreen

Period-from

01 Aug 2023

to

31 Jul 2024

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

4 ECHELON ROAD DOREEN VIC 3754	\$740,000	09-Mar-24
36 TOWERHILL AVENUE DOREEN VIC 3754	\$752,000	09-Mar-24
4 CHADWICK VIEWS DOREEN VIC 3754	\$755,000	01-Apr-24

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: 20 August 2024

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4 ECHELON ROAD DOREEN VIC 3754

Sold Price

\$740,000

Sold Date **09-Mar-24**

 3  2  2

Distance **1.45km**



36 TOWERHILL AVENUE DOREEN VIC 3754

Sold Price

\$752,000

Sold Date **09-Mar-24**

 3  2  2

Distance **1.91km**



4 CHADWICK VIEWS DOREEN VIC 3754

Sold Price

\$755,000

Sold Date **01-Apr-24**

 3  2  2

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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