

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

34 ORCHARD ROAD 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

\$645,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$746,500

Property type

House

Suburb

Doreen

Period-from

01 Oct 2021

to

30 Sep 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

27 JOURNEY AVENUE DOREEN VIC 3754	\$660,000	01-Oct-22
23 IMPULSE AVENUE DOREEN VIC 3754	\$690,000	27-Jul-22
21 CLANCY WAY DOREEN VIC 3754	\$650,000	02-Aug-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.~~

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27 JOURNEY AVENUE DOREEN VIC 3754 Sold Price ^{RS} **\$660,000** Sold Date **01-Oct-22**

4 2 2

Distance **0.2km**



23 IMPULSE AVENUE DOREEN VIC 3754 Sold Price **\$690,000** Sold Date **27-Jul-22**

4 2 2

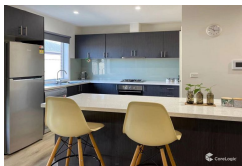
Distance **1.06km**



21 CLANCY WAY DOREEN VIC 3754 Sold Price **\$650,000** Sold Date **02-Aug-22**

4 2 2

Distance **1.45km**



28 COLLEGE ROAD DOREEN VIC 3754 Sold Price **\$660,000** Sold Date **08-Jun-22**

4 2 2

Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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