

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

4 PERSIMMON 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

\$750,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Doreen

Period-from

01 May 2023

to

30 Apr 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

16 NANCARROW DRIVE DOREEN VIC 3754	\$805,000	06-Feb-24
67 FITZWILLIAM DRIVE DOREEN VIC 3754	\$750,000	08-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: 08 May 2024

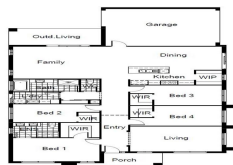


**16 NANCARROW DRIVE DOREEN
VIC 3754**

 4  2  2

Sold Price **\$805,000** Sold Date **06-Feb-24**

Distance **0.49km**



**67 FITZWILLIAM DRIVE DOREEN
VIC 3754**

 4  2  2

Sold Price ^{RS} **\$750,000** Sold Date **08-Apr-24**

Distance **0.55km**

RS = Recent sale **UN** = Undisclosed Sale

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