

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

13 ALPHIE 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

\$560,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,000

Property type

House

Suburb

Doreen

Period-from

01 Oct 2022

to

30 Sep 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

20 SOAPSTONE WALK DOREEN VIC 3754	\$565,000	31-Jul-23
44 VALENCIA BOULEVARD DOREEN VIC 3754	\$571,500	21-Apr-23
1 NEWSTEAD DRIVE DOREEN VIC 3754	\$570,000	31-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: 31 October 2023



**20 SOAPSTONE WALK DOREEN
VIC 3754**

3 2 2

Sold Price

^{RS} **\$565,000**

Sold Date

31-Jul-23

Distance

0.71km



**44 VALENCIA BOULEVARD
DOREEN VIC 3754**

3 2 2

Sold Price

\$571,500

Sold Date

21-Apr-23

Distance

1.25km



**1 NEWSTEAD DRIVE DOREEN VIC
3754**

3 2 3

Sold Price

\$570,000

Sold Date

31-Mar-23

Distance

2.97km

RS = Recent sale

UN = Undisclosed Sale

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