

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

9 TRENINO DRIVE 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,000

Property type

House

Suburb

Doreen

Period-from

01 Jul 2022

to

30 Jun 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

6 RUSSEL WAY DOREEN VIC 3754	\$855,000	03-Jul-23
15 KUMALIE DRIVE DOREEN VIC 3754	\$820,000	01-May-23
75 MONTVILLE STREET DOREEN VIC 3754	\$820,000	27-Apr-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: 19 July 2023



6 RUSSEL WAY DOREEN VIC 3754

Sold Price

^{RS} **\$855,000** ^{UN}

Sold Date

03-Jul-23

4 2 2

Distance

1.18km



15 KUMALIE DRIVE DOREEN VIC 3754

Sold Price

\$820,000

Sold Date

01-May-23

4 2 2

Distance

0.46km



75 MONTVILLE STREET DOREEN VIC 3754

Sold Price

Sold Date

27-Apr-23

4 2 2

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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