

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 DOMENICO STREET 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

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,000

Property type

House

Suburb

Doreen

Period-from

01 Sep 2022

to

31 Aug 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 NESCI STREET DOREEN VIC 3754	\$700,000	06-Apr-23
22 TRAVERTINE CRESCENT DOREEN VIC 3754	\$702,000	24-Jul-23
85 WALLAROO WAY DOREEN VIC 3754	\$726,000	24-Jun-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: 20 September 2023



6 NESCI STREET DOREEN VIC 3754 Sold Price **\$700,000** Sold Date **06-Apr-23**

 4  2  2

Distance **0.26km**



22 TRAVERTINE CRESCENT DOREEN VIC 3754 Sold Price **\$702,000** Sold Date **24-Jul-23**

 4  2  2

Distance **0.73km**



85 WALLAROO WAY DOREEN VIC 3754 Sold Price **\$726,000** Sold Date **24-Jun-23**

 4  2  2

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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