

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

25 GARDEN 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$746,250

Property type

House

Suburb

Doreen

Period-from

01 Feb 2022

to

31 Jan 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

4 MORTON CLOSE DOREEN VIC 3754	\$680,000	07-Oct-22
39 BASSETTS ROAD DOREEN VIC 3754	\$700,000	16-Jan-23
8 TALLIS GROVE DOREEN VIC 3754	\$680,000	24-Oct-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.~~

This Statement of Information was prepared on: 14 February 2023



**4 MORTON CLOSE DOREEN VIC
3754**

 3  2  2

Sold Price

\$680,000

Sold Date

07-Oct-22

Distance

1.66km



**39 BASSETTS ROAD DOREEN VIC
3754**

 4  2  2

Sold Price

\$700,000

Sold Date

16-Jan-23

Distance

1.89km



**8 TALLIS GROVE DOREEN VIC
3754**

 3  2  2

Sold Price

\$680,000

Sold Date

24-Oct-22

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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