

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 Wallaroo 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Doreen

Period-from

01 Jul 2020

to

30 Jun 2021

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

8 Picturesque Avenue Doreen VIC 3754	\$700,100	24-Jun-21
11 Vantage Point Boulevard Doreen VIC 3754	\$750,000	24-Apr-21
12 Abbotswood Road Doreen VIC 3754	\$785,300	03-May-21

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: 06 July 2021



8 Picturesque Avenue Doreen VIC 3754

Sold Price

^{RS} **\$700,100**

Sold Date

24-Jun-21

4 2 2

Distance

0.76km



11 Vantage Point Boulevard Doreen VIC 3754

Sold Price

\$750,000

Sold Date

24-Apr-21

4 2 2

Distance

0.64km

Notes from your agent

two living areas, alfresco, study



12 Abbotswood Road Doreen VIC 3754

Sold Price

^{RS} **\$785,300**

Sold Date

03-May-21

4 2 2

Distance

0.14km

Notes from your agent

3 living areas, alfresco

RS = Recent sale

UN = Undisclosed Sale

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