

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

7 BARRETT PLACE 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

\$940,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$379,000

Property type

Land

Suburb

Doreen

Period-from

01 Jul 2021

to

30 Jun 2022

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

3 TALLAWONG DRIVE DOREEN VIC 3754	\$951,000	15-Apr-22
2 LAKE FRONT MEWS DOREEN VIC 3754	\$959,500	25-Mar-22
16 BARRETT PLACE DOREEN VIC 3754	\$1,048,000	12-Jan-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: 26 July 2022

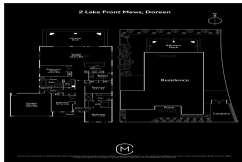


3 TALLAWONG DRIVE DOREEN VIC 3754

3 2 2

Sold Price **\$951,000** Sold Date **15-Apr-22**

Distance **0.17km**



2 LAKE FRONT MEWS DOREEN VIC 3754

4 2 2

Sold Price **\$959,500** Sold Date **25-Mar-22**

Distance **1.4km**



16 BARRETT PLACE DOREEN VIC 3754

4 2 2

Sold Price **\$1,048,000** Sold Date **12-Jan-22**

Distance **0.13km**



34 ELIOT AVENUE DOREEN VIC 3754

4 2 2

Sold Price **\$911,000** Sold Date **27-Apr-22**

Distance **0.09km**

RS = Recent sale UN = Undisclosed Sale

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