

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 STUART 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$381,000

Property type

Land

Suburb

Doreen

Period-from

01 Sep 2021

to

31 Aug 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

20 BIRDWOOD COURT DOREEN VIC 3754	\$831,500	02-Jun-22
10 PRESERVE CIRCUIT DOREEN VIC 3754	\$813,000	15-Jul-22
11 DUNRAVEN CRESCENT DOREEN VIC 3754	\$800,000	10-May-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 September 2022


**20 BIRDWOOD COURT DOREEN
VIC 3754**

Sold Price

\$831,500

Sold Date

02-Jun-22


4



2



2

Distance

1.98km

**10 PRESERVE CIRCUIT DOREEN
VIC 3754**

Sold Price

\$813,000

Sold Date

15-Jul-22


4



2



2

Distance

1.54km

**11 DUNRAVEN CRESCENT DOREEN
VIC 3754**

Sold Price

\$800,000

Sold Date

10-May-22


4



2



2

Distance

1.36km
RS = Recent sale

UN = Undisclosed Sale

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