

## 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

91 WALLAROO WAY DOREEN VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$726,000

Property type

House

Suburb

Doreen

Period-from

01 Aug 2022

to

31 Jul 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

|                                 |           |           |
|---------------------------------|-----------|-----------|
| 85 WALLAROO WAY DOREEN VIC 3754 | \$726,000 | 24-Jun-23 |
| 84 WALLAROO WAY DOREEN VIC 3754 | \$750,000 | 13-Jun-23 |
| 79 WALLAROO WAY DOREEN VIC 3754 | \$715,750 | 09-Nov-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: 29 August 2023


**85 WALLAROO WAY DOREEN VIC 3754**

Sold Price

**\$726,000**

Sold Date

**24-Jun-23**
 4  2  2

Distance

**0.04km**

**84 WALLAROO WAY DOREEN VIC 3754**

Sold Price

**\$750,000**

Sold Date

**13-Jun-23**
 4  2  2

Distance

**0.07km**

**79 WALLAROO WAY DOREEN VIC 3754**

Sold Price

**\$715,750**

Sold Date

**09-Nov-22**
 3  2  2

Distance

**0.08km**

**101 WALLAROO WAY DOREEN VIC 3754**

Sold Price

**\$745,000**

Sold Date

**25-Jun-22**
 4  2  2

Distance

**0.11km**

**86 WALLAROO WAY DOREEN VIC 3754**

Sold Price

**\$740,000**

Sold Date

**18-Apr-22**
 4  2  2

Distance

**0.06km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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