

## 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

29 Midland Road Doreen VIC 3754

### Indicative selling price

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

Single Price

or range  
between

\$670,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Doreen

Period-from

01 Jul 2019

to

30 Jun 2020

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 17 Senecio Drive Doreen VIC 3754    | \$685,500 | 10-Feb-20 |
| 40 Pinnacle Views Doreen VIC 3754   | \$691,000 | 17-Apr-20 |
| 41 Lexington Avenue Doreen VIC 3754 | \$667,000 | 14-Feb-20 |

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: 01 July 2020



**17 Senecio Drive Doreen VIC 3754** Sold Price **\$685,500** Sold Date **10-Feb-20**

4 2 2

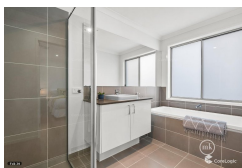
Distance **0.29km**



**40 Pinnacle Views Doreen VIC 3754** Sold Price **\$691,000** Sold Date **17-Apr-20**

4 2 2

Distance **0.59km**



**41 Lexington Avenue Doreen VIC 3754** Sold Price **\$667,000** Sold Date **14-Feb-20**

4 2 2

Distance **0.9km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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