

## 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

22 Carribie 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Doreen

Period-from

01 Mar 2019

to

29 Feb 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

1 Morinda Way Doreen VIC 3754	\$520,000	28-Jan-20
12 Pademelon Street Doreen VIC 3754	\$585,000	18-Sep-19
12 Kyarra Drive Doreen VIC 3754	\$561,000	25-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: 18 March 2020



**1 Morinda Way Doreen VIC 3754**

Sold Price **\$520,000** Sold Date **28-Jan-20**

3 2 2

Distance **1.17km**



**12 Pademelon Street Doreen VIC 3754**

Sold Price **\$585,000** Sold Date **18-Sep-19**

4 2 2

Distance **0.2km**



**12 Kyarra Drive Doreen VIC 3754**

Sold Price **\$561,000** Sold Date **25-Feb-20**

4 2 2

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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