

## 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

101 Orchard 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

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$671,825

Property type

House

Suburb

Doreen

Period-from

01 Sep 2020

to

31 Aug 2021

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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 9 Atwood Street Doreen VIC 3754  | \$590,000 | 06-Jun-21 |
| 11 Thaine Way Doreen VIC 3754    | \$640,000 | 22-Jun-21 |
| 3 Bluemist Place Doreen VIC 3754 | \$610,000 | 17-Jun-21 |

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: 27 September 2021


**9 Atwood Street Doreen VIC 3754**

Sold Price

**\$590,000**

Sold Date

**06-Jun-21**
 4
 2
 2

Distance

**0.43km**

**11 Thaine Way Doreen VIC 3754**

Sold Price

<sup>RS</sup> **\$640,000**

Sold Date

**22-Jun-21**
 4
 2
 2

Distance

**1.43km**

**3 Bluemist Place Doreen VIC 3754**

Sold Price

**\$610,000**

Sold Date

**17-Jun-21**
 4
 2
 2

Distance

**1.9km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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