

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

3 ELATION BOULEVARD 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,250

Property type

House

Suburb

Doreen

Period-from

01 Jan 2023

to

31 Dec 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

5 BELLINI WAY MERNDA VIC 3754	\$651,500	26-Aug-23
16 TURNSTONE STREET DOREEN VIC 3754	\$670,000	15-Sep-23
9 SMOKEY GLADE DOREEN VIC 3754	\$690,000	03-Oct-23

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: 10 January 2024



5 BELLINI WAY MERNDA VIC 3754 Sold Price **\$651,500** Sold Date **26-Aug-23**

 3  2  2

Distance **1.94km**



16 TURNSTONE STREET DOREEN VIC 3754 Sold Price **\$670,000** Sold Date **15-Sep-23**

 3  2  2

Distance **1.05km**



9 SMOKEY GLADE DOREEN VIC 3754 Sold Price ^{RS} **\$690,000** Sold Date **03-Oct-23**

 3  2  2

Distance **1.54km**

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

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