

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

4 MCCRAE DRIVE 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

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Doreen

Period-from

01 Feb 2023

to

31 Jan 2024

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

3 GYRFALCON WAY DOREEN VIC 3754	\$720,000	23-Oct-23
13 KYARRA DRIVE DOREEN VIC 3754	\$682,000	24-Oct-23
8 ASPECT DRIVE DOREEN VIC 3754	\$685,000	18-Jan-24

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: 07 February 2024



3 GYRFALCON WAY DOREEN VIC 3754

Sold Price

\$720,000

Sold Date

23-Oct-23



4



2



2

Distance

0.89km



13 KYARRA DRIVE DOREEN VIC 3754

Sold Price

\$682,000

Sold Date

24-Oct-23



4



2



2

Distance

1km



8 ASPECT DRIVE DOREEN VIC 3754

Sold Price

^{RS} **\$685,000**

Sold Date

18-Jan-24



4



2



2

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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