

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

8 Flint Close 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

\$490,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

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

12/10 Heywood Street Doreen VIC 3754	\$520,000	04-May-21
6 Ladas Way Doreen VIC 3754	\$580,000	20-Jan-21
7 Besra Drive Doreen VIC 3754	\$523,000	01-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: 22 September 2021



12/10 Heywood Street Doreen VIC 3754

Sold Price

\$520,000

Sold Date

04-May-21

 3  2  1

Distance

1.4km



6 Ladas Way Doreen VIC 3754

Sold Price

\$580,000

Sold Date

20-Jan-21

 3  2  1

Distance

2.96km



7 Besra Drive Doreen VIC 3754

Sold Price

\$523,000

Sold Date

01-Jun-21

 3  2  1

Distance

3.45km

RS = Recent sale

UN = Undisclosed Sale

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