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

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or rang betwee	′	&	\$725,000				
Median sale price (*Delete house or unit as applicable)								
Median Price	\$735,000	Property type	House	Suburb	Doreen			

31 May 2022

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jun 2021

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.

to

Address of comparable property	Price	Date of sale	
19 IMPULSE AVENUE DOREEN VIC 3754	\$720,000	31-May-22	
14 PEAK CRESCENT DOREEN VIC 3754	\$688,500	18-Jun-22	
5 ESCAPE DRIVE DOREEN VIC 3754	\$705,000	24-Feb-22	

OR

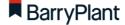
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 27 June 2022



Corelogic

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E kparker@barryplant.com.au



 19 IMPULSE AVENUE DOREEN VIC
 Sold Price
 RS \$720,000
 Sold Date
 31-May-22

 3754
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 □
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 □
 0.03km



14 PEAK CRESCENT DOREEN VIC 3754			Sold Price	^{RS} \$688,500	Sold Date	18-Jun-22
4	2	ç ⊋ 2			Distance	0.85km



5 ESCAPE DRIVE DOREEN VIC 3754		Sold Price	\$705,000	Sold Date	24-Feb-22		
4	昌 4	2 🚔	_ක 2			Distance	0.25km

RS = Recent sale UN = Undisclosed Sale

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