

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 VICHY AVENUE 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,000

Property type

House

Suburb

Doreen

Period-from

01 Dec 2022

to

30 Nov 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

8 DOMENICO STREET DOREEN VIC 3754	700000	25-Oct-23
29 ASPECT DRIVE DOREEN VIC 3754	700000	26-Sep-23
38 ASPECT DRIVE DOREEN VIC 3754	690000	27-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: 07 December 2023

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8 DOMENICO STREET DOREEN VIC Sold Price
3754

^{RS} **700000** Sold Date **25-Oct-23**

4 2 2

Distance **0.62km**



29 ASPECT DRIVE DOREEN VIC Sold Price
3754

700000 Sold Date **26-Sep-23**

4 2 2

Distance **0.95km**



38 ASPECT DRIVE DOREEN VIC Sold Price
3754

^{RS} **690000** Sold Date **27-Oct-23**

4 2 2

Distance **0.89km**

RS = Recent sale UN = Undisclosed Sale

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