

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 ECHELON ROAD 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

\$670,000

&

\$730,000

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

2 SLIGO STREET DOREEN VIC 3754	\$730,000	16-Nov-23
40 FREEHOLD STREET DOREEN VIC 3754	\$722,000	06-Nov-23
3 ELATION BOULEVARD DOREEN VIC 3754	\$685,000	20-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: 29 February 2024



2 SLIGO STREET DOREEN VIC 3754 Sold Price **\$730,000** Sold Date **16-Nov-23**

3 2 2

Distance **1.17km**



40 FREEHOLD STREET DOREEN VIC 3754 Sold Price **\$722,000** Sold Date **06-Nov-23**

3 2 2

Distance **1.32km**



3 ELATION BOULEVARD DOREEN VIC 3754 Sold Price ^{RS} **\$685,000** Sold Date **20-Jan-24**

3 2 2

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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