

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

9 SMOKEY GLADE 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

\$610,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,000

Property type

House

Suburb

Doreen

Period-from

01 Sep 2022

to

31 Aug 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

15 HEYWOOD STREET DOREEN VIC 3754	\$670,000	09-Aug-23
31 LYTHRUM STREET DOREEN VIC 3754	\$661,000	30-Mar-23
28 ORCHARD ROAD DOREEN VIC 3754	\$656,000	10-Jun-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: 25 September 2023



**15 HEYWOOD STREET DOREEN
VIC 3754**

Sold Price

\$670,000

Sold Date **09-Aug-23**

 3  2  2

Distance **1.65km**



**31 LYTHRUM STREET DOREEN VIC
3754**

Sold Price

\$661,000

Sold Date **30-Mar-23**

 3  2  2

Distance **1.53km**



**28 ORCHARD ROAD DOREEN VIC
3754**

Sold Price

\$656,000

Sold Date **10-Jun-23**

 3  2  2

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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