

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 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Land

Suburb

Doreen

Period-from

01 Nov 2019

to

31 Oct 2020

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

7 Coast Street Doreen VIC 3754	\$590,000	12-May-20
43 Independence Boulevard Doreen VIC 3754	\$629,000	27-Jul-20
27 Montrose Drive Doreen VIC 3754	\$605,000	04-Jul-20

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: 18 November 2020



7 Coast Street Doreen VIC 3754

Sold Price

\$590,000

Sold Date

12-May-20

3 2 2

Distance

0.36km



43 Independence Boulevard Doreen VIC 3754

Sold Price

\$629,000

Sold Date

27-Jul-20

3 2 2

Distance

0.5km

Notes from your agent

new build



27 Montrose Drive Doreen VIC 3754

Sold Price

\$605,000

Sold Date

04-Jul-20

3 2 2

Distance

2.38km

RS = Recent sale

UN = Undisclosed Sale

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