

## 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

62 LANDING AVENUE DOREEN VIC 3754

### Indicative selling price

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

Single Price

or range  
between

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Doreen

Period-from

01 Mar 2021

to

28 Feb 2022

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

11 GILLOW GROVE DOREEN VIC 3754	\$895,000	10-Mar-22
9 MAHOGANY COURT DOREEN VIC 3754	\$882,000	10-Mar-22
15 SUKARNA COURT DOREEN VIC 3754	\$860,000	07-Dec-21

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: 24 March 2022



**11 GILLOW GROVE DOREEN VIC  
3754**

Sold Price

<sup>RS</sup>

**\$895,000**

Sold Date

**10-Mar-22**



4



2



2

Distance

**1.15km**



**9 MAHOGANY COURT DOREEN VIC  
3754**

Sold Price

<sup>RS</sup>

**\$882,000**

Sold Date

**10-Mar-22**



3



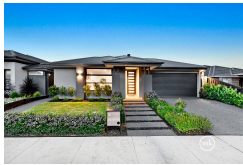
2



3

Distance

**1.69km**



**15 SUKARNA COURT DOREEN VIC  
3754**

Sold Price

**\$860,000**

Sold Date

**07-Dec-21**



3



2



2

Distance

**1.91km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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