

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

7 WALKER DRIVE 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

\$595,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,950

Property type

House

Suburb

Doreen

Period-from

01 May 2022

to

30 Apr 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

32 LAURIMAR BOULEVARD DOREEN VIC 3754

\$635,000

03-Apr-23

17 TARPAN DRIVE DOREEN VIC 3754

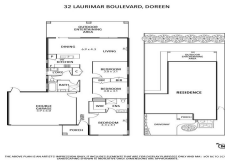
\$632,500

19-Dec-22

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: 15 May 2023



32 LAURIMAR BOULEVARD DOREEN VIC 3754

 3
  2
  2

Sold Price

^{RS}
\$635,000

Sold Date

03-Apr-23

Distance

0.55km


17 TARPAN DRIVE DOREEN VIC 3754

 3
  2
  2

Sold Price

\$632,500

Sold Date

19-Dec-22

Distance

0.61km
RS = Recent sale

UN = Undisclosed Sale

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