

## 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

63 Overland Drive 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

\$1,000,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$667,250

Property type

House

Suburb

Doreen

Period-from

01 Sep 2020

to

31 Aug 2021

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

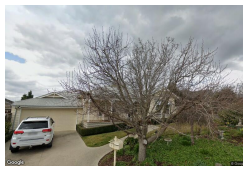
Date of sale

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 2 Charolais Square Doreen VIC 3754   | \$1,000,000 | 02-Jun-21 |
| 32 Woodstock Drive Doreen VIC 3754   | \$1,040,000 | 13-Jul-21 |
| 7 Woningary Crescent Doreen VIC 3754 | \$1,050,000 | 18-Aug-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: 14 September 2021



**2 Charolais Square Doreen VIC 3754**

4 2 2

Sold Price

**\$1,000,000**

Sold Date

**02-Jun-21**

Distance

**0.64km**



**32 Woodstock Drive Doreen VIC 3754**

4 2 2

Sold Price

**\$1,040,000**

Sold Date

**13-Jul-21**

Distance

**1.03km**



**7 Woningary Crescent Doreen VIC 3754**

4 2 2

Sold Price

<sup>RS</sup> **\$1,050,000**

Sold Date

**18-Aug-21**

Distance

**1.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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