

## 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

22 LAURENCE STREET DOREEN VIC 3754

### Indicative selling price

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

Single Price

or range  
between

\$840,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$736,500

Property type

House

Suburb

Doreen

Period-from

01 Jul 2023

to

30 Jun 2024

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 31 BREENVIEW PLACE DOREEN VIC 3754 | \$896,000 | 20-Mar-24 |
| 16 DARGO CRESCENT DOREEN VIC 3754  | \$845,000 | 11-May-24 |
| 15 EMBANKMENT ROAD DOREEN VIC 3754 | \$820,000 | 19-Mar-24 |

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 July 2024



## 31 BREENVIEW PLACE DOREEN VIC 3754

 4  2  2

Sold Price

**\$896,000**

Sold Date

**20-Mar-24**

Distance

**1.94km**



## 16 DARGO CRESCENT DOREEN VIC 3754

 4  2  2

Sold Price

**\$845,000**

Sold Date

**11-May-24**

Distance

**0.92km**



## 15 EMBANKMENT ROAD DOREEN VIC 3754

 4  2  2

Sold Price

**\$820,000**

Sold Date

**19-Mar-24**

Distance

**1.84km**

RS = Recent sale

UN = Undisclosed Sale

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