

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

5 Courthouse Walk 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

\$490,000

&

\$539,000

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

48 Waterway Boulevard Doreen VIC 3754	\$535,000	16-Jul-21
50 Waterway Boulevard Doreen VIC 3754	\$535,000	30-Mar-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: 15 September 2021

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**48 Waterway Boulevard Doreen
VIC 3754**

4 2 2

Sold Price

\$535,000

Sold Date

16-Jul-21

Distance

0.63km



**50 Waterway Boulevard Doreen
VIC 3754**

4 2 2

Sold Price

Sold Date

30-Mar-21

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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