

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 CURRUMBIN ROAD 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,000

Property type

House

Suburb

Doreen

Period-from

01 Apr 2021

to

31 Mar 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

6 SHOAL CIRCUIT DOREEN VIC 3754	\$595,000	13-Dec-21
27 BEAR CRESCENT DOREEN VIC 3754	\$620,000	22-Feb-22
21 SHOAL CIRCUIT DOREEN VIC 3754	\$599,000	15-Nov-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: 30 April 2022



**6 SHOAL CIRCUIT DOREEN VIC
3754**

 3  2  1

Sold Price

\$595,000

Sold Date

13-Dec-21

Distance

0.33km



**27 BEAR CRESCENT DOREEN VIC
3754**

 3  2  1

Sold Price

\$620,000

Sold Date

22-Feb-22

Distance

2.54km



**21 SHOAL CIRCUIT DOREEN VIC
3754**

 3  2  1

Sold Price

\$599,000

Sold Date

15-Nov-21

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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