

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

4 CASHMERE 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

\$730,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$746,250

Property type

House

Suburb

Doreen

Period-from

01 Feb 2022

to

31 Jan 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

3 STATURE STREET DOREEN VIC 3754	\$768,000	11-Nov-22
13 MARENGO AVENUE DOREEN VIC 3754	\$745,000	24-Dec-22
26 MACADAMIA STREET DOREEN VIC 3754	\$771,500	20-Oct-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: 02 February 2023