

## 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

14 ELATION BOULEVARD 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$497,000

Property type

Land

Suburb

Doreen

Period-from

01 Jan 2022

to

31 Dec 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 32 CORTLAND STREET DOREEN VIC 3754 | \$590,000 | 28-Dec-22 |
| 5 ATWOOD STREET DOREEN VIC 3754    | \$627,500 | 24-Oct-22 |
| 12 HEHR STREET DOREEN VIC 3754     | \$575,000 | 17-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: 19 January 2023



**32 CORTLAND STREET DOREEN VIC 3754**

Sold Price

<sup>RS</sup>

**\$590,000**

Sold Date

**28-Dec-22**



3



2



2

Distance

**1.17km**



**5 ATWOOD STREET DOREEN VIC 3754**

Sold Price

<sup>RS</sup>

**\$627,500**

Sold Date

**24-Oct-22**



3



2



2

Distance

**1.27km**



**12 HEHR STREET DOREEN VIC 3754**

Sold Price

**\$575,000**

Sold Date

**17-Oct-22**



3



2



1

Distance

**1.3km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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