

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 TRAVERTINE CRESCENT 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

\$690,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,975

Property type

House

Suburb

Doreen

Period-from

01 May 2022

to

30 Apr 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

15 WALLAROO WAY DOREEN VIC 3754	\$730,000	28-Mar-23
33 COOLGARDIE WAY DOREEN VIC 3754	\$730,000	28-Jan-23
18 RESOLUTION CIRCUIT DOREEN VIC 3754	\$725,000	20-Apr-23

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: 31 May 2023



15 WALLAROO WAY DOREEN VIC 3754

Sold Price

\$730,000

Sold Date

28-Mar-23

 4

 2

 2

Distance

1.31km



33 COOLGARDIE WAY DOREEN VIC 3754

Sold Price

Sold Date

28-Jan-23

 4

 2

 2

Distance

1.57km



18 RESOLUTION CIRCUIT DOREEN VIC 3754

Sold Price

^{RS} **\$725,000**

Sold Date

20-Apr-23

 4

 2

 2

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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