

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

15 MONTVILLE STREET 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

\$659,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,250

Property type

House

Suburb

Doreen

Period-from

01 Sep 2023

to

31 Aug 2024

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

22 WINDERMERE PARADE DOREEN VIC 3754	\$675,000	16-Aug-24
31 MONTVILLE STREET DOREEN VIC 3754	\$660,000	25-May-24
4 MARBELLA AVENUE DOREEN VIC 3754	\$640,000	13-Aug-24

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: 18 September 2024



**22 WINDERMERE PARADE
DOREEN VIC 3754**

3 2 2

Sold Price

^{RS}

\$675,000

Sold Date

16-Aug-24

Distance

2.35km



**31 MONTVILLE STREET DOREEN
VIC 3754**

3 2 2

Sold Price

\$660,000

Sold Date

25-May-24

Distance

0.1km



**4 MARBELLA AVENUE DOREEN
VIC 3754**

3 2 1

Sold Price

\$640,000

Sold Date

13-Aug-24

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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