

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

9 Persimmon Way 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,000

Property type

Land

Suburb

Doreen

Period-from

01 Nov 2020

to

31 Oct 2021

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

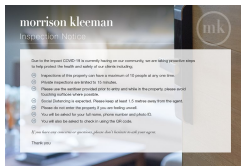
Date of sale

19 Innovation Road Doreen VIC 3754	\$562,500	04-Aug-21
4 Messina Street Mernda VIC 3754	\$540,000	15-May-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: 11 November 2021



19 Innovation Road Doreen VIC 3754

Sold Price

\$562,500

Sold Date

04-Aug-21

3

2

1

Distance

0.81km



4 Messina Street Mernda VIC 3754

Sold Price

\$540,000

Sold Date

15-May-21

3

2

1

Distance

4.45km

RS = Recent sale

UN = Undisclosed Sale

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