

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

38 BARAK PARADE 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

\$609,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Land

Suburb

Doreen

Period-from

01 Oct 2022

to

30 Sep 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

28 TERRY STREET DOREEN VIC 3754	520000	21-Jun-23
281 PAINTED HILLS ROAD DOREEN VIC 3754	620000	03-Aug-23
12 CLARENDON VIEWS DOREEN VIC 3754	660000	22-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: 05 October 2023

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28 TERRY STREET DOREEN VIC 3754

Sold Price

520000

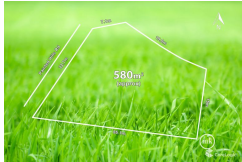
Sold Date

21-Jun-23

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Distance

1.68km



281 PAINTED HILLS ROAD DOREEN VIC 3754

Sold Price

620000

Sold Date

03-Aug-23

 -  -  -

Distance

1.91km



12 CLARENDON VIEWS DOREEN VIC 3754

Sold Price

660000

Sold Date

22-Apr-23

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Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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