

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

27 Corriedale Drive, Doreen Vic 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$756,750

Property Type House

Suburb Doreen

Period - From 01/01/2022

to 31/03/2022

Source REIV

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 six 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
1	54 Aylesbury Blvd DOREEN 3754	\$1,120,000	02/02/2022
2	7 Dartmore St DOREEN 3754	\$1,095,000	28/02/2022
3	15 Glenshire Gr DOREEN 3754	\$1,055,000	26/02/2022

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 six months.~~

This Statement of Information was prepared on:

11/05/2022 13:39



 4  2  2

Property Type: House
Land Size: 819 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,155,000
Median House Price
March quarter 2022: \$756,750

Comparable Properties



54 Aylesbury Blvd DOREEN 3754 (REI)

Agent Comments

 4  2  5

Price: \$1,120,000
Method: Private Sale
Date: 02/02/2022
Rooms: 8
Property Type: House (Res)
Land Size: 840 sqm approx

7 Dartmore St DOREEN 3754 (VG)

Agent Comments

 4  -  -

Price: \$1,095,000
Method: Sale
Date: 28/02/2022
Property Type: House (Res)
Land Size: 880 sqm approx



15 Glenshire Gr DOREEN 3754 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,055,000
Method: Auction Sale
Date: 26/02/2022
Property Type: House (Res)
Land Size: 824 sqm approx

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802