

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

10 OAKRIDGE 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

or range
between

\$920,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$731,100

Property type

House

Suburb

Doreen

Period-from

01 Jul 2022

to

30 Jun 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 BATT STREET DOREEN VIC 3754	925000	26-May-23
7 WAILES DRIVE DOREEN VIC 3754	925000	31-Jan-23
20 SPARROWHAWK ROAD DOREEN VIC 3754	960000	04-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.~~

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15 BATT STREET DOREEN VIC 3754 Sold Price

^{RS} 925000 Sold Date 26-May-23

4 2 2

Distance 1.3km



7 WAILES DRIVE DOREEN VIC 3754

Sold Price

925000 Sold Date 31-Jan-23

4 2 2

Distance 1.21km



20 SPARROWHAWK ROAD
DOREEN VIC 3754

Sold Price

960000 Sold Date 04-Apr-23

4 2 2

Distance 0.26km

RS = Recent sale UN = Undisclosed Sale

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