

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

LOT 32 YELLOW BRICK ROAD 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

\$784,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,000

Property type

House

Suburb

Doreen

Period-from

01 Jun 2021

to

31 May 2022

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 GILLOW GROVE DOREEN VIC 3754	\$860,000	28-Feb-22
43 HAVELBERG CIRCUIT DOREEN VIC 3754	\$830,000	22-Feb-22
35 FREEHOLD STREET DOREEN VIC 3754	\$810,000	12-Feb-22

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: 06 June 2022



15 GILLOW GROVE DOREEN VIC 3754

4 2 2

Sold Price

\$860,000

Sold Date

28-Feb-22

Distance

0.3km



43 HAVELBERG CIRCUIT DOREEN VIC 3754

4 2 2

Sold Price

\$830,000

Sold Date

22-Feb-22

Distance

0.49km



35 FREEHOLD STREET DOREEN VIC 3754

4 2 2

Sold Price

\$810,000

Sold Date

12-Feb-22

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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