

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

5 MARLEY BOULEVARD 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

\$850,000

&

\$915,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,250

Property type

House

Suburb

Doreen

Period-from

01 Jan 2023

to

31 Dec 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

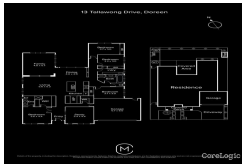
Date of sale

13 TALLAWONG DRIVE DOREEN VIC 3754	\$850,000	19-Sep-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: 25 January 2024

**13 TALLAWONG DRIVE DOREEN
VIC 3754**

Sold Price

\$850,000

Sold Date

19-Sep-23

4



2



2

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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