

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

15/52 WATERWAY 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

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Doreen

Period-from

01 Nov 2022

to

31 Oct 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

17/52 WATERWAY BOULEVARD DOREEN VIC 3754	\$660,000	19-Apr-23
18/52 WATERWAY BOULEVARD DOREEN VIC 3754	\$635,000	09-Jun-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: 20 November 2023

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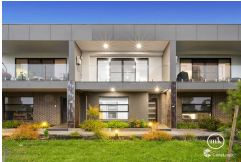


**17/52 WATERWAY BOULEVARD
DOREEN VIC 3754**

4 2 2

Sold Price **\$660,000** Sold Date **19-Apr-23**

Distance **0.01km**



**18/52 WATERWAY BOULEVARD
DOREEN VIC 3754**

4 2 2

Sold Price **\$635,000** Sold Date **09-Jun-23**

Distance **0.02km**

RS = Recent sale UN = Undisclosed Sale

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