

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

21 PICCADILY COURT 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

\$990,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,000

Property type

House

Suburb

Doreen

Period-from

01 Oct 2022

to

30 Sep 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

161 HAZEL GLEN DRIVE DOREEN VIC 3754	\$980,000	19-May-23
7 EXFORD STREET DOREEN VIC 3754	\$997,500	01-Aug-23
19 CAROME WAY DOREEN VIC 3754	\$1,100,000	30-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: 30 October 2023


161 HAZEL GLEN DRIVE DOREEN VIC 3754

 4
  2
  2

Sold Price

\$980,000

Sold Date

19-May-23

Distance

1.62km

7 EXFORD STREET DOREEN VIC 3754

 5
  4
  2

Sold Price

\$997,500

Sold Date

01-Aug-23

Distance

0.77km

19 CAROME WAY DOREEN VIC 3754

 5
  3
  2

Sold Price

\$1,100,000

Sold Date

30-Jun-23

Distance

1.44km
RS = Recent sale

UN = Undisclosed Sale

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