

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

8-10 RURAL PLACE 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

\$1,800,000

&

\$1,980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Doreen

Period-from

01 Jan 2022

to

31 Dec 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

24-26 RURAL PLACE DOREEN VIC 3754	\$2,300,000	29-Jul-22
33-35 LAURIMAR HILL DRIVE DOREEN VIC 3754	\$2,050,000	10-Nov-22
39 ZANNON CRESCENT DOREEN VIC 3754	\$1,900,000	30-Sep-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: 11 January 2023



24-26 RURAL PLACE DOREEN VIC 3754

Sold Price

\$2,300,000

Sold Date

29-Jul-22

5

2

8

Distance

0.2km



33-35 LAURIMAR HILL DRIVE DOREEN VIC 3754

Sold Price

^{RS} **\$2,050,000**

Sold Date

10-Nov-22

5

2

2

Distance

0.77km



39 ZANNON CRESCENT DOREEN VIC 3754

Sold Price

\$1,900,000

Sold Date

30-Sep-22

5

3

7

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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