

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

4 PUCKLE 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

or range
between

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Doreen

Period-from

01 Aug 2022

to

31 Jul 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

9 FOOTHILLS STREET DOREEN VIC 3754	\$675,000	19-Apr-23
22 CURRUMBIN ROAD DOREEN VIC 3754	\$665,000	04-Mar-23
13 BERNARD STREET DOREEN VIC 3754	\$701,250	12-Apr-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 August 2023



9 FOOTHILLS STREET DOREEN VIC 3754 Sold Price

\$675,000 Sold Date **19-Apr-23**

4 2 2

Distance **0.93km**



22 CURRUMBIN ROAD DOREEN VIC 3754 Sold Price

Sold Price

\$665,000 Sold Date **04-Mar-23**

4 2 2

Distance **0.99km**



13 BERNARD STREET DOREEN VIC 3754 Sold Price

\$701,250 Sold Date **12-Apr-23**

4 2 2

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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