

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

7 Batavia Way 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,000

Property type

House

Suburb

Doreen

Period-from

01 Sep 2019

to

31 Aug 2020

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

5 Moura Place Doreen VIC 3754	\$595,000	29-Jun-20
46 McCrae Drive Doreen VIC 3754	\$600,000	20-Jul-20
14 Dunraven Crescent Doreen VIC 3754	\$575,000	15-May-20

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: 27 September 2020



5 Moura Place Doreen VIC 3754

Sold Price

\$595,000

Sold Date

29-Jun-20



3



2



2

Distance

0.25km



46 McCrae Drive Doreen VIC 3754

Sold Price

\$600,000

Sold Date

20-Jul-20



3



2



2

Distance

1.05km



14 Dunraven Crescent Doreen VIC 3754

Sold Price

\$575,000

Sold Date

15-May-20



3



2



2

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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