

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

1 BRAHMAN WALK 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,000

Property type

House

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

5 BATHURST LANE DOREEN VIC 3754	\$650,000	23-Jul-23
31 LYTHRUM STREET DOREEN VIC 3754	\$661,000	30-Mar-23
4 KAMORI DRIVE DOREEN VIC 3754	\$645,000	08-May-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: 07 August 2023



**5 BATHURST LANE DOREEN VIC
3754**

 3  2  2

Sold Price

^{RS}

\$650,000

Sold Date

23-Jul-23

Distance

0.49km



**31 LYTHRUM STREET DOREEN VIC
3754**

 3  2  2

Sold Price

\$661,000

Sold Date

30-Mar-23

Distance

0.82km



**4 KAMORI DRIVE DOREEN VIC
3754**

 3  2  2

Sold Price

\$645,000

Sold Date

08-May-23

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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