

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

9 KYARRA DRIVE 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

\$720,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$726,000

Property type

House

Suburb

Doreen

Period-from

01 Sep 2022

to

31 Aug 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

8 BELTONS WAY DOREEN VIC 3754	\$750,000	16-May-23
13 MARTHA LINK DOREEN VIC 3754	\$750,000	11-Jul-23
13 WOORAWA DRIVE DOREEN VIC 3754	\$748,500	01-Sep-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: 05 September 2023



**8 BELTONS WAY DOREEN VIC
3754**

4 2 2

Sold Price

\$750,000

Sold Date **16-May-23**

Distance **0.54km**



**13 MARTHA LINK DOREEN VIC
3754**

4 2 2

Sold Price

Sold Date **11-Jul-23**

Distance **1.02km**



**13 WOORAWA DRIVE DOREEN VIC
3754**

4 2 2

Sold Price

^{RS} **\$748,500**

Sold Date **01-Sep-23**

Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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