

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 FOSSILSTONE AVENUE 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Doreen

Period-from

01 Sep 2023

to

31 Aug 2024

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

6 MIA STREET DOREEN VIC 3754	\$800,000	13-May-24
41 HEHR STREET DOREEN VIC 3754	\$850,000	29-Aug-24
4 SECLUDED PLACE DOREEN VIC 3754	\$810,000	08-Aug-24

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: 09 September 2024



6 MIA STREET DOREEN VIC 3754

Sold Price

\$800,000

Sold Date **13-May-24**

 4  2  2

Distance **0.78km**



41 HEHR STREET DOREEN VIC 3754

Sold Price

^{RS} **\$850,000**

Sold Date **29-Aug-24**

 4  2  2

Distance **1.01km**



4 SECLUDED PLACE DOREEN VIC 3754

Sold Price

^{RS} **\$810,000** ^{UN}

Sold Date **08-Aug-24**

 4  2  2

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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