

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

49 SANCTUM CIRCUIT 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

\$769,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$729,000

Property type

House

Suburb

Doreen

Period-from

01 Mar 2023

to

29 Feb 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

4 GETAWAY DRIVE DOREEN VIC 3754	\$766,000	14-Feb-24
43 FLEETWOOD DRIVE DOREEN VIC 3754	\$760,000	06-Oct-23
12 SANDOVER STREET DOREEN VIC 3754	\$760,000	25-Oct-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: 12 March 2024



4 GETAWAY DRIVE DOREEN VIC 3754

Sold Price

^{RS}

\$766,000

Sold Date

14-Feb-24



4



2



2

Distance

0.37km



43 FLEETWOOD DRIVE DOREEN VIC 3754

Sold Price

\$760,000

Sold Date

06-Oct-23



4



2



2

Distance

0.62km



12 SANDOVER STREET DOREEN VIC 3754

Sold Price

Sold Date

25-Oct-23



4



2



2

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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