

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

8 ECHELON ROAD 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$381,000

Property type

Land

Suburb

Doreen

Period-from

01 Sep 2021

to

31 Aug 2022

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

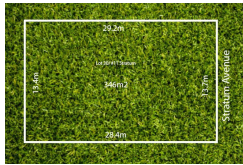
Date of sale

11 STRATUM AVENUE DOREEN VIC 3754	\$345,000	12-Jan-22
24 BAGSHOT CIRCUIT MERNDA VIC 3754	\$355,000	23-Jul-22
19 UNDERHILL ROAD MERNDA VIC 3754	\$340,000	19-May-22

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: 08 September 2022



11 STRATUM AVENUE DOREEN VIC 3754

Sold Price

\$345,000

Sold Date

12-Jan-22

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Distance

0.12km



24 BAGSHOT CIRCUIT MERNDA VIC 3754

Sold Price

^{RS} **\$355,000**

Sold Date

23-Jul-22

 -  -  -

Distance

4.02km



19 UNDERHILL ROAD MERNDA VIC 3754

Sold Price

\$340,000

Sold Date

19-May-22

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Distance

4.05km

RS = Recent sale

UN = Undisclosed Sale

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