

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

32 LAURIMAR BOULEVARD 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$741,500

Property type

House

Suburb

Doreen

Period-from

01 Feb 2022

to

31 Jan 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

17 TARPAN DRIVE DOREEN VIC 3754	\$632,500	19-Dec-22
11 GUNGHALIN DRIVE DOREEN VIC 3754	\$640,000	05-Nov-22
12 MANDALONG CRESCENT DOREEN VIC 3754	\$630,000	18-Oct-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: 22 February 2023


17 TARPAN DRIVE DOREEN VIC 3754

Sold Price

\$632,500

Sold Date

19-Dec-22


Distance

0.74km

11 GUNGHALIN DRIVE DOREEN VIC 3754

Sold Price

\$640,000

Sold Date

05-Nov-22


Distance

0.77km

12 MANDALONG CRESCENT DOREEN VIC 3754

Sold Price

\$630,000

Sold Date

18-Oct-22


Distance

0.97km
RS = Recent sale

UN = Undisclosed Sale

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