

## 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

4 Peterborough Drive Doreen VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$671,825

Property type

House

Suburb

Doreen

Period-from

01 Oct 2020

to

30 Sep 2021

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 3 Ghan Link Doreen VIC 3754           | \$630,000 | 21-Jun-21 |
| 33 Bear Crescent Doreen VIC 3754      | \$610,000 | 02-Jun-21 |
| 8 Thernholme Crescent Doreen VIC 3754 | \$625,000 | 04-Jun-21 |

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: 04 October 2021



### 3 Ghan Link Doreen VIC 3754

Sold Price

**\$630,000**

Sold Date

**21-Jun-21**


3



2



2

Distance

**0.28km**


### 33 Bear Crescent Doreen VIC 3754

Sold Price

**\$610,000**

Sold Date

**02-Jun-21**


3



2



2

Distance

**0.6km**


### 8 Thernholme Crescent Doreen VIC 3754

Sold Price

**\$625,000**

Sold Date

**04-Jun-21**


3



2



1

Distance

**1.05km**

RS = Recent sale

UN = Undisclosed Sale

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