

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

824 BRIDGE INN ROAD DOREEN VIC 3754

Address
Including suburb and postcode

Indicative selling price

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

or range
Single Price & between \$650,000 \$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$746,500 Property type House Suburb Doreen

Period-from 14 Oct 2022 to 15 Apr 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
35 WINDERMERE PARADE DOREEN VIC 3754	\$682,000	07-Dec-22
4 PICCADILY COURT DOREEN VIC 3754	\$692,500	10-Nov-22
4 TALLULAH AVENUE DOREEN VIC 3754	\$710,000	25-Feb-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: 11 April 2023



**35 WINDERMERE PARADE
DOREEN VIC 3754**

4 2 2

Sold Price **\$682,000** Sold Date **07-Dec-22**

Distance **0.27km**



**4 PICCADILY COURT DOREEN VIC
3754**

4 2 2

Sold Price **\$692,500** Sold Date **10-Nov-22**

Distance **0.54km**



**4 TALLULAH AVENUE DOREEN VIC
3754**

4 2 2

Sold Price **\$710,000** Sold Date **25-Feb-23**

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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