

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

7 RODERICK AVENUE 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,975

Property type

House

Suburb

Doreen

Period-from

01 May 2022

to

30 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
6 NESCI STREET DOREEN VIC 3754	\$700,000	06-Apr-23
21 VISION AVENUE DOREEN VIC 3754	\$675,000	11-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.~~

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Ashlee Jade
P 94329919
M 0434109591
E ajade@barryplant.com.au

35 WINDERMERE PARADE DOREEN VIC 3754

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

 4  2  2

Distance **1.72km**



6 NESCI STREET DOREEN VIC 3754

Sold Price ^{RS} **\$700,000** Sold Date **06-Apr-23**

 4  2  2

Distance **1.56km**



21 VISION AVENUE DOREEN VIC 3754

Sold Price **\$675,000** Sold Date **11-Feb-23**

 4  2  2

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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