

## 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 BURSSI CIRCUIT DOREEN VIC 3754

### Indicative selling price

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

Single Price

or range  
between

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Doreen

Period-from

01 Nov 2022

to

31 Oct 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

10/10 HEYWOOD STREET DOREEN VIC 3754	\$474,000	19-Jul-23
38 TATA WAY DOREEN VIC 3754	\$450,000	02-Oct-23
51 MCCUBBIN WAY MERNDA VIC 3754	\$450,000	29-Sep-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: 01 November 2023



## 10/10 HEYWOOD STREET DOREEN VIC 3754

Sold Price

**\$474,000**

Sold Date

**19-Jul-23**

3

2

1

Distance

**1.29km**



## 38 TATA WAY DOREEN VIC 3754

Sold Price

<sup>RS</sup> **\$450,000**

Sold Date

**02-Oct-23**

2

1

1

Distance

**0.68km**



## 51 MCCUBBIN WAY MERNDA VIC 3754

Sold Price

Sold Date

**29-Sep-23**

2

1

1

Distance

**3.35km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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