

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

2 COOLGARDIE WAY 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Doreen

Period-from

01 Nov 2023

to

31 Oct 2024

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

6 ECHELON ROAD DOREEN VIC 3754	\$700,000	24-Sep-24
8 SUBZERO DRIVE DOREEN VIC 3754	\$720,000	22-May-24
4 HOLDING WAY DOREEN VIC 3754	\$680,000	27-Sep-24

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 November 2024



6 ECHELON ROAD DOREEN VIC 3754

 4  2  2

Sold Price

^{RS} **\$700,000** Sold Date **24-Sep-24**

Distance **0.73km**



8 SUBZERO DRIVE DOREEN VIC 3754

 4  2  2

Sold Price

\$720,000 Sold Date **22-May-24**

Distance **0.82km**



4 HOLDING WAY DOREEN VIC 3754

 4  2  2

Sold Price

\$680,000 Sold Date **27-Sep-24**

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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