

## 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

44 LEXINGTON AVENUE 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

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$721,000

Property type

House

Suburb

Doreen

Period-from

01 Dec 2022

to

30 Nov 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 15 SALERNO CRESCENT DOREEN VIC 3754 | \$660,000 | 06-Jul-23 |
| 10 ALTITUDE DRIVE DOREEN VIC 3754   | \$641,000 | 04-Dec-23 |
| 8 DOMENICO STREET DOREEN VIC 3754   | \$700,000 | 26-Oct-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: 12 December 2023


**15 SALERNO CRESCENT DOREEN  
VIC 3754**
 4  2  2

Sold Price

**\$660,000**

Sold Date

**06-Jul-23**

Distance

**0.38km**


10 Altitude Drive, Doreen


**10 ALTITUDE DRIVE DOREEN VIC  
3754**
 4  2  2

Sold Price

<sup>RS</sup>
**\$641,000**

Sold Date

**04-Dec-23**

Distance

**0.62km**

**8 DOMENICO STREET DOREEN VIC  
3754**
 4  2  2

Sold Price

**\$700,000**

Sold Date

**26-Oct-23**

Distance

**0.81km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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