# 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

9 ISIDORE DRIVE 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	\$700,000	&	\$750,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$751,444	Prop	erty type House		Suburb	Doreen	
Period-from	01 Feb 2024	to	31 Jan 2	2025	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
42 ALTITUDE DRIVE DOREEN VIC 3754	\$730,000	14-Jan-25
4 GUNGHALIN DRIVE DOREEN VIC 3754	\$710,000	02-Dec-24
39 LAKELAND DRIVE DOREEN VIC 3754	\$740,000	06-Feb-25

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: 26 February 2025



consumer.vic.gov.au



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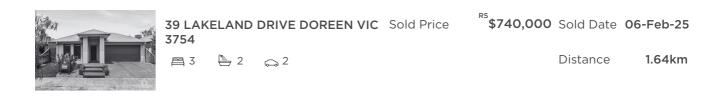
 42 ALTITUDE DRIVE DOREEN VIC
 Sold Price
 RS \$730,000
 Sold Date
 14-Jan-25

 3754
 □ 3 □ 2 □ 2
 □ Distance
 0.57km



 4 GUNGHALIN DRIVE DOREEN VIC
 Sold Price
 \$710,000
 Sold Date
 02-Dec-24

 3754
 B
 2
 B
 2
 Distance
 0.98km



RS = Recent sale UN = Undisclosed Sale

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