

## 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

39 LAKELAND DRIVE DOREEN VIC 3754

### Indicative selling price

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

Single Price

or range  
between

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$752,000

Property type

House

Suburb

Doreen

Period-from

01 Jan 2024

to

31 Dec 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

4 HUGHES ROAD DOREEN VIC 3754	\$700,000	20-Oct-24
12 WALKER DRIVE DOREEN VIC 3754	\$690,000	02-Nov-24
32 AYLESBURY BOULEVARD DOREEN VIC 3754	\$681,000	28-Nov-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: 23 January 2025



## 4 HUGHES ROAD DOREEN VIC 3754

3 2 2

Sold Price **\$700,000** Sold Date **20-Oct-24**

Distance **1.08km**



## 12 WALKER DRIVE DOREEN VIC 3754

3 2 2

Sold Price <sup>RS</sup> **\$690,000** <sup>UN</sup> Sold Date **02-Nov-24**

Distance **1.14km**



## 32 AYLESBURY BOULEVARD DOREEN VIC 3754

3 2 2

Sold Price <sup>RS</sup> **\$681,000** Sold Date **28-Nov-24**

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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