

## 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

23 IMPULSE AVENUE 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

\$729,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$751,444

Property type

House

Suburb

Doreen

Period-from

01 Feb 2024

to

31 Jan 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

18 SANDOVER STREET DOREEN VIC 3754	\$723,000	11-Feb-25
40 LINCOLN WAY DOREEN VIC 3754	\$730,000	09-Nov-24
20 TALLULAH AVENUE DOREEN VIC 3754	\$735,000	24-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: 26 February 2025

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**18 SANDOVER STREET DOREEN  
VIC 3754**

 4  2  2

Sold Price

<sup>RS</sup> **\$723,000**

Sold Date

**11-Feb-25**

Distance

**1.03km**



**40 LINCOLN WAY DOREEN VIC  
3754**

 4  2  2

Sold Price

**\$730,000**

Sold Date

**09-Nov-24**

Distance

**1.13km**



**20 TALLULAH AVENUE DOREEN  
VIC 3754**

 4  2  2

Sold Price

**\$735,000**

Sold Date

**24-Sep-24**

Distance

**1.31km**

RS = Recent sale

UN = Undisclosed Sale

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