

## 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

30 Gyrfalcon Way 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

\$715,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$684,000

Property type

House

Suburb

Doreen

Period-from

01 Dec 2020

to

30 Nov 2021

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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 5 Weaver Street Doreen VIC 3754   | \$695,000 | 09-Sep-21 |
| 10 Nash Grove Doreen VIC 3754     | \$720,000 | 09-May-21 |
| 50 Mollison Drive Doreen VIC 3754 | \$700,000 | 14-May-21 |

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: 15 December 2021



**5 Weaver Street Doreen VIC 3754**

Sold Price

**\$695,000**

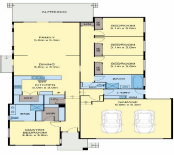
Sold Date

**09-Sep-21**

4 2 2

Distance

**0.21km**



**10 Nash Grove Doreen VIC 3754**

Sold Price

**\$720,000**

Sold Date

**09-May-21**

4 2 2

Distance

**0.7km**

### Notes from your agent

4 bedrooms, single living area, timber floors, decked under cover alfresco



**50 Mollison Drive Doreen VIC 3754**

Sold Price

**\$700,000**

Sold Date

**14-May-21**

4 2 2

Distance

**0.53km**

RS = Recent sale

UN = Undisclosed Sale

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