

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

5 ADLINGA WAY 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

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,444

Property type

House

Suburb

Doreen

Period-from

01 Mar 2024

to

28 Feb 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

| | | |
|----------------------------------|-----------|-----------|
| 10 TRENINO DRIVE DOREEN VIC 3754 | \$825,000 | 05-Dec-24 |
| 25 OUTBACK DRIVE DOREEN VIC 3754 | \$840,999 | 26-Nov-24 |
| 15 INLANDER WAY DOREEN VIC 3754 | \$820,000 | 08-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: 03 March 2025



**10 TRENINO DRIVE DOREEN VIC
3754**

4 2 2

Sold Price

^{RS}

\$825,000

Sold Date **05-Dec-24**

Distance **0.18km**



**25 OUTBACK DRIVE DOREEN VIC
3754**

4 2 2

Sold Price

\$840,999

Sold Date **26-Nov-24**

Distance **0.17km**



**15 INLANDER WAY DOREEN VIC
3754**

4 2 2

Sold Price

^{RS}

\$820,000

Sold Date **08-Feb-25**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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