

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

7 HORSLEY CRESCENT 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$726,000

Property type

House

Suburb

Doreen

Period-from

01 Sep 2022

to

31 Aug 2023

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

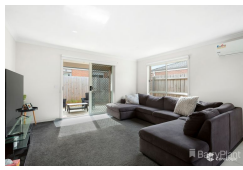
4 SUBZERO DRIVE DOREEN VIC 3754	\$655,000	11-Aug-23
14 ARIA COURT DOREEN VIC 3754	\$692,000	29-Jul-23
9 VICHY AVENUE DOREEN VIC 3754	\$685,000	24-Jul-23

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: 11 September 2023

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4 SUBZERO DRIVE DOREEN VIC 3754

Sold Price

^{RS}

\$655,000

Sold Date

11-Aug-23

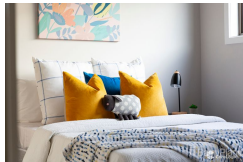
4

2

2

Distance

0.98km



14 ARIA COURT DOREEN VIC 3754

Sold Price

^{RS}

\$692,000

Sold Date

29-Jul-23

4

2

2

Distance

1.43km



9 VICHY AVENUE DOREEN VIC 3754

Sold Price

\$685,000

Sold Date

24-Jul-23

4

2

2

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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