

## 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

27 THAINE 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

or range  
between

\$595,000

&

\$645,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Doreen

Period-from

01 Dec 2023

to

30 Nov 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

9 BELMONT RISE DOREEN VIC 3754	\$655,000	17-Sep-24
18 WICYBUSH STREET DOREEN VIC 3754	\$650,000	20-Nov-24
10 JORDAN COURT DOREEN VIC 3754	\$660,000	11-Oct-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: 09 December 2024

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**9 BELMONT RISE DOREEN VIC 3754**

 4  2  2

Sold Price **\$655,000** Sold Date **17-Sep-24**

Distance **0.18km**



**18 WICYBUSH STREET DOREEN VIC 3754**

 3  2  2

Sold Price <sup>RS</sup> **\$650,000** Sold Date **20-Nov-24**

Distance **0.64km**



**10 JORDAN COURT DOREEN VIC 3754**

 3  2  2

Sold Price **\$660,000** Sold Date **11-Oct-24**

Distance **0.73km**

RS = Recent sale      UN = Undisclosed Sale

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