

## 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

35 YELLOW BRICK ROAD 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

\$350,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$428,000

Property type

Land

Suburb

Doreen

Period-from

01 Sep 2023

to

31 Aug 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

32 LANDRIDGE STREET DOREEN VIC 3754	\$435,000	30-Apr-24
22 LANDRIDGE STREET DOREEN VIC 3754	\$420,000	11-Jul-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: 20 September 2024



**32 LANDRIDGE STREET DOREEN  
VIC 3754**

Sold Price **\$435,000** Sold Date **30-Apr-24**

- - -

Distance **0.55km**



**22 LANDRIDGE STREET DOREEN  
VIC 3754**

Sold Price **\$420,000** Sold Date **11-Jul-24**

- - -

Distance **0.65km**

RS = Recent sale      UN = Undisclosed Sale

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