

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

138 Elation Boulevard 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,000

Property type

House

Suburb

Doreen

Period-from

01 Dec 2019

to

30 Nov 2020

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

11 Divagate Avenue Doreen VIC 3754	\$660,000	12-Jun-20
25 Escape Drive Doreen VIC 3754	\$670,000	03-Oct-20
12 Sukarna Court Doreen VIC 3754	\$635,000	19-Oct-20

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 December 2020



11 Divagate Avenue Doreen VIC 3754

4 2 2

Sold Price

\$660,000

Sold Date

12-Jun-20

Distance

0.43km



25 Escape Drive Doreen VIC 3754

4 2 2

Sold Price

^{RS} **\$670,000**

Sold Date

03-Oct-20

Distance

1.43km



12 Sukarna Court Doreen VIC 3754

4 2 2

Sold Price

^{RS} **\$635,000**

Sold Date

19-Oct-20

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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