

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

9 COLLEGE ROAD 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$741,000

Property type

House

Suburb

Doreen

Period-from

01 Sep 2021

to

31 Aug 2022

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

7 THAINE WAY DOREEN VIC 3754	\$625,000	21-Jul-22
3 AGILITY COURT DOREEN VIC 3754	\$630,000	06-Jun-22
65 BASSETTS ROAD DOREEN VIC 3754	\$640,000	04-Apr-22

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 September 2022

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7 THAINE WAY DOREEN VIC 3754

Sold Price

^{RS}

\$625,000

Sold Date

21-Jul-22



3



2



2

Distance

0.54km



3 AGILITY COURT DOREEN VIC 3754

Sold Price

\$630,000

Sold Date

06-Jun-22



3



2



2

Distance

0.56km



65 BASSETTS ROAD DOREEN VIC 3754

Sold Price

\$640,000

Sold Date

04-Apr-22



3



2



2

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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