

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

4 Kenyte Walk 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Doreen

Period-from

01 Nov 2020

to

31 Oct 2021

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

18 Kenyte Walk Doreen VIC 3754	\$596,000	21-Oct-21
2 Bathurst Lane Doreen VIC 3754	\$545,000	24-Sep-21

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 November 2021



18 Kenyte Walk Doreen VIC 3754

Sold Price

^{RS} **\$596,000**

Sold Date

21-Oct-21

3 2 2

Distance

0.04km



2 Bathurst Lane Doreen VIC 3754

Sold Price

^{RS} **\$545,000**

Sold Date

24-Sep-21

3 2 2

Distance

2.95km

RS = Recent sale

UN = Undisclosed Sale

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