

## 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

6 COURTHOUSE WALK 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Doreen

Period-from

01 Mar 2023

to

29 Feb 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

| Address of comparable property        | Price     | Date of sale |
|---------------------------------------|-----------|--------------|
| 5/70 HAZEL GLEN DRIVE DOREEN VIC 3754 | \$545,000 | 30-Oct-23    |
|                                       |           |              |
|                                       |           |              |

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: 08 March 2024

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5/70 HAZEL GLEN DRIVE DOREEN Sold Price  
VIC 3754

\$545,000 Sold Date 30-Oct-23

 3  2  2

Distance 0.18km

RS = Recent sale

UN = Undisclosed Sale

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