

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

39 MOONSTONE STREET 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

\$569,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Land

Suburb

Doreen

Period-from

01 Jun 2022

to

31 May 2023

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

2 CORTLAND STREET DOREEN VIC 3754	\$570,000	12-Mar-23
14 WICYBUSH STREET DOREEN VIC 3754	\$570,000	22-Mar-23
175 ORCHARD ROAD DOREEN VIC 3754	\$555,000	29-Mar-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: 05 June 2023



2 CORTLAND STREET DOREEN VIC 3754

Sold Price

\$570,000

Sold Date

12-Mar-23

3 2 1

Distance

0.59km



14 WICYBUSH STREET DOREEN VIC 3754

Sold Price

Sold Date

22-Mar-23

3 2 1

Distance

0.69km



175 ORCHARD ROAD DOREEN VIC 3754

Sold Price

\$555,000

Sold Date

29-Mar-23

3 2 1

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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