

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

13 OWL 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,722

Property type

House

Suburb

Doreen

Period-from

01 Mar 2024

to

28 Feb 2025

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

24 GYRFALCON WAY DOREEN VIC 3754	\$745,000	29-Oct-24
15 LANNER WAY DOREEN VIC 3754	\$751,444	13-Nov-24
145 HAZEL GLEN DRIVE DOREEN VIC 3754	\$752,500	01-Feb-25

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: 27 March 2025



24 GYRFALCON WAY DOREEN VIC 3754

Sold Price

\$745,000

Sold Date

29-Oct-24



4



2



2

Distance

0.16km



15 LANNER WAY DOREEN VIC 3754

Sold Price

\$751,444

Sold Date

13-Nov-24



4



2



2

Distance

0.21km



145 HAZEL GLEN DRIVE DOREEN VIC 3754

Sold Price

\$752,500

Sold Date

01-Feb-25



4



2



2

Distance

0.72km



19 PEREIRA COURT DOREEN VIC 3754

Sold Price

\$780,000

Sold Date

07-Dec-24



4



2



2

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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