

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

2 THOROUGHbred BOULEVARD 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,000

Property type

House

Suburb

Doreen

Period-from

01 Jan 2024

to

31 Dec 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

37 HAZEL GLEN DRIVE DOREEN VIC 3754

\$1,100,000

18-Nov-24

110 OVERLAND DRIVE DOREEN VIC 3754

\$1,100,000

01-Aug-24

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: 29 January 2025

Ashlee Jade

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E ajade@barryplant.com.au**37 HAZEL GLEN DRIVE DOREEN
VIC 3754** 4  2  2

Sold Price

^{RS}**\$1,100,000**

Sold Date

18-Nov-24

Distance

0.6km**110 OVERLAND DRIVE DOREEN VIC
3754** 4  2  2

Sold Price

\$1,100,000

Sold Date

01-Aug-24

Distance

1.14km**RS** = Recent sale**UN** = Undisclosed Sale

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