

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

3 MCCRAE DRIVE 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Doreen

Period-from

01 Jun 2023

to

31 May 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

4 MCCRAE DRIVE DOREEN VIC 3754	\$720,000	04-Mar-24
192 HAZEL GLEN DRIVE DOREEN VIC 3754	\$740,000	20-Feb-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.

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4 MCCRAE DRIVE DOREEN VIC 3754

4 2 2

Sold Price

\$720,000

Sold Date

04-Mar-24

Distance

0.05km



192 HAZEL GLEN DRIVE DOREEN VIC 3754

4 2 2

Sold Price

\$740,000

Sold Date

20-Feb-23

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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