

## 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

8 ANGORA CRESCENT DOREEN VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Doreen

Period-from

01 Aug 2023

to

31 Jul 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 8 SUBZERO DRIVE DOREEN VIC 3754    | \$720,000 | 22-May-24 |
| 56 TIMBERTOP DRIVE DOREEN VIC 3754 | \$740,000 | 14-Jun-24 |
| 39 COOLGARDIE WAY DOREEN VIC 3754  | \$760,000 | 28-May-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.~~

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**8 SUBZERO DRIVE DOREEN VIC 3754**

Sold Price **\$720,000** Sold Date **22-May-24**

 4  2  2

Distance **0.94km**



**56 TIMBERTOP DRIVE DOREEN VIC 3754**

Sold Price <sup>RS</sup> **\$740,000** Sold Date **14-Jun-24**

 4  2  2

Distance **1.54km**



**39 COOLGARDIE WAY DOREEN VIC 3754**

Sold Price **\$760,000** Sold Date **28-May-24**

 4  2  2

Distance **1.7km**

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

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