

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

4 MARBELLA AVENUE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$736,500

Property type

House

Suburb

Doreen

Period-from

01 Jul 2023

to

30 Jun 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

6 ELATION BOULEVARD DOREEN VIC 3754	\$635,100	09-May-24
102 NANCARROW DRIVE DOREEN VIC 3754	\$620,000	10-Jun-24
38 ALTITUDE DRIVE DOREEN VIC 3754	\$626,000	12-Apr-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: 25 July 2024

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**6 ELATION BOULEVARD DOREEN
VIC 3754**

 3  2  1

Sold Price

\$635,100

Sold Date **09-May-24**

Distance

1.9km



**102 NANCARROW DRIVE DOREEN
VIC 3754**

 3  2  1

Sold Price

^{RS} **\$620,000**

Sold Date **10-Jun-24**

Distance

1.82km



**38 ALTITUDE DRIVE DOREEN VIC
3754**

 3  2  1

Sold Price

^{RS} **\$626,000**

Sold Date **12-Apr-24**

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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