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<br>Including suburb and postcode | 15 BREENVIEW PLACE 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 | $800,000 | & | $880,000 |

## 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 |
|---|---|---|
| 31 BREENVIEW PLACE DOREEN VIC 3754 | $896,000 | 21-Mar-24 |
| 265 COOKES ROAD DOREEN VIC 3754 | $851,500 | 03-Apr-24 |
| 6 KILKENNY RISE DOREEN VIC 3754 | $860,000 | 03-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.~~

This Statement of Information was prepared on: 17 June 2024

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**31 BREENVIEW PLACE DOREEN VIC 3754**

4 2 2

Sold Price RS $896,000 Sold Date 21-Mar-24

Distance 0.18km



**265 COOKES ROAD DOREEN VIC 3754**

4 2 2

Sold Price $851,500 Sold Date 03-Apr-24

Distance 0.85km



**6 KILKENNY RISE DOREEN VIC 3754**

4 2 2

Sold Price RS $860,000 Sold Date 03-May-24

Distance 0.99km

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

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