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 | 34 EAGLE 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 | $740,000 | & | $814,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $755,000 | Property type | House | Suburb | Doreen |
| Period-from | 01 May 2024 | to | 30 Apr 2025 | 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 |
|---|---|---|
| 21 WOORAWA DRIVE DOREEN VIC 3754 | $830,000 | 03-Mar-25 |
| 3 OUTBACK DRIVE DOREEN VIC 3754 | $780,000 | 29-Mar-25 |
| 19 CHAUCER WAY DOREEN VIC 3754 | $800,000 | 21-Jan-25 |

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: 03 May 2025

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**21 WOORAWA DRIVE DOREEN VIC 3754**

4 2 2

Sold Price **$830,000** Sold Date **03-Mar-25**

Distance **0.53km**



**3 OUTBACK DRIVE DOREEN VIC 3754**

4 2 2

Sold Price RS **$780,000** Sold Date **29-Mar-25**

Distance **0.49km**



**19 CHAUCER WAY DOREEN VIC 3754**

4 2 2

Sold Price **$800,000** Sold Date **21-Jan-25**

Distance **0.44km**

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

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