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 | 26 THERNHOLME CRESCENT 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 | $720,000 | & | $760,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $751,722 | Property type | House | Suburb | Doreen |
| Period-from | 01 Mar 2024 | to | 28 Feb 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 |
|---|---|---|
| 145 HAZEL GLEN DRIVE DOREEN VIC 3754 | $752,500 | 01-Feb-25 |
| 15 LANNER WAY DOREEN VIC 3754 | $751,444 | 13-Nov-24 |
| 24 GYRFALCON WAY DOREEN VIC 3754 | $745,000 | 29-Oct-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 March 2025

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**145 HAZEL GLEN DRIVE DOREEN VIC 3754**

4 2 2

Sold Price **$752,500** Sold Date **01-Feb-25**

Distance **0.49km**



**15 LANNER WAY DOREEN VIC 3754**

4 2 2

Sold Price **$751,444** Sold Date **13-Nov-24**

Distance **0.66km**



**24 GYRFALCON WAY DOREEN VIC 3754**

4 2 2

Sold Price **$745,000** Sold Date **29-Oct-24**

Distance **0.83km**

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

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