

## 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

10 ROVE LANE DOREEN VIC 3754

### Indicative selling price

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

Single Price

\$579,950

or range  
between

&

### 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

25 NANCARROW DRIVE DOREEN VIC 3754	\$554,000	13-Feb-24
4 ROVE LANE DOREEN VIC 3754	\$565,000	14-Mar-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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**25 NANCARROW DRIVE DOREEN  
VIC 3754**

2 1 2

Sold Price **\$554,000** Sold Date **13-Feb-24**

Distance **1.37km**



**4 ROVE LANE DOREEN VIC 3754**

2 1 2

Sold Price **\$565,000** Sold Date **14-Mar-24**

Distance **0.04km**

RS = Recent sale      UN = Undisclosed Sale

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