

## 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

16 OVERLAND DRIVE 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

or range  
between

\$850,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Doreen

Period-from

01 Feb 2023

to

31 Jan 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

13 RED ANGUS CRESCENT DOREEN VIC 3754	900000	04-Sep-23
6 FITZWILLIAM DRIVE DOREEN VIC 3754	880000	06-Dec-23
281 FLAXEN HILLS ROAD DOREEN VIC 3754	900000	08-Nov-23

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: 13 February 2024

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**13 RED ANGUS CRESCENT  
DOREEN VIC 3754**

 4  2  2

Sold Price **900000** Sold Date **04-Sep-23**

Distance **0.69km**



**6 FITZWILLIAM DRIVE DOREEN  
VIC 3754**

 4  2  2

Sold Price **880000** Sold Date **06-Dec-23**

Distance **1.92km**



**281 FLAXEN HILLS ROAD DOREEN  
VIC 3754**

 4  2  2

Sold Price **900000** Sold Date **08-Nov-23**

Distance **0.6km**

RS = Recent sale      UN = Undisclosed Sale

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