

## 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

21 FURLONG 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

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$727,000

Property type

House

Suburb

Doreen

Period-from

01 Aug 2022

to

31 Jul 2023

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

5 FURLONG DRIVE DOREEN VIC 3754	\$715,000	21-Mar-23
1 TOORADIN CRESCENT DOREEN VIC 3754	\$690,000	17-Jun-23
6 CHADWICK VIEWS DOREEN VIC 3754	\$735,000	10-Jun-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: 21 August 2023



**5 FURLONG DRIVE DOREEN VIC 3754**

 4  2  2

Sold Price **\$715,000** Sold Date **21-Mar-23**

Distance **0.09km**



**1 TOORADIN CRESCENT DOREEN VIC 3754**

 4  2  2

Sold Price **\$690,000** Sold Date **17-Jun-23**

Distance **1.08km**



**6 CHADWICK VIEWS DOREEN VIC 3754**

 4  2  2

Sold Price **\$735,000** Sold Date **10-Jun-23**

Distance **1.09km**

RS = Recent sale      UN = Undisclosed Sale

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