

## 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

23 MABEL STREET 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

\$730,000

Property type

House

Suburb

Doreen

Period-from

01 May 2023

to

30 Apr 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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 10 MCKENZIE WAY DOREEN VIC 3754  | \$700,000 | 02-Apr-24 |
| 4 CHADWICK VIEWS DOREEN VIC 3754 | \$755,000 | 02-Apr-24 |
| 32 BLUEJAY ROAD DOREEN VIC 3754  | \$740,000 | 06-Feb-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: 31 May 2024



**10 MCKENZIE WAY DOREEN VIC  
3754**

Sold Price

**\$700,000**

Sold Date **02-Apr-24**

 4  2  2

Distance **0.28km**



**4 CHADWICK VIEWS DOREEN VIC  
3754**

Sold Price

<sup>RS</sup> **\$755,000**

Sold Date **02-Apr-24**

 4  2  2

Distance **0.54km**



**32 BLUEJAY ROAD DOREEN VIC  
3754**

Sold Price

**\$740,000**

Sold Date **06-Feb-24**

 4  2  2

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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