

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 WONINGARY 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

\$1,120,000

&

\$1,220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,250

Property type

House

Suburb

Doreen

Period-from

01 Jan 2023

to

31 Dec 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

14 EAGLE BOULEVARD DOREEN VIC 3754	1150000	02-Sep-23
32 FLAXEN HILLS ROAD DOREEN VIC 3754	1210000	06-Sep-23
84 BROOKWOOD AVENUE DOREEN VIC 3754	1250000	10-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.~~

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**14 EAGLE BOULEVARD DOREEN
VIC 3754**

 4  3  4

Sold Price

1150000

Sold Date **02-Sep-23**

Distance **0.87km**



**32 FLAXEN HILLS ROAD DOREEN
VIC 3754**

 5  2  2

Sold Price

^{RS} **1210000**

Sold Date **06-Sep-23**

Distance **0.3km**



**84 BROOKWOOD AVENUE
DOREEN VIC 3754**

 4  3  2

Sold Price

1250000

Sold Date **10-Nov-23**

Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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