

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

31 DARGO 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Doreen

Period-from

01 Apr 2023

to

31 Mar 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

14 PORT ROAD DOREEN VIC 3754	\$750,000	09-Feb-24
201 COOKES ROAD DOREEN VIC 3754	\$825,000	21-Dec-23
5 GRAFFS AVENUE DOREEN VIC 3754	\$812,000	19-Dec-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: 16 April 2024



14 PORT ROAD DOREEN VIC 3754

Sold Price

\$750,000

Sold Date

09-Feb-24

4 2 2

Distance

1.79km



201 COOKES ROAD DOREEN VIC
3754

Sold Price

\$825,000

Sold Date

21-Dec-23

4 2 2

Distance

0.48km



5 GRAFFS AVENUE DOREEN VIC
3754

Sold Price

^{RS}
\$812,000

Sold Date

19-Dec-23

4 2 2

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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