

## 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

32 BLUEJAY ROAD 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

\$680,000

&

\$700,000

### 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

9 KYARRA DRIVE DOREEN VIC 3754	\$682,999	26-Oct-23
15 TRAINOR STREET DOREEN VIC 3754	\$700,000	24-Nov-23
4 VICHY AVENUE DOREEN VIC 3754	\$715,000	21-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: 26 January 2024



**9 KYARRA DRIVE DOREEN VIC 3754**

 4  2  2

Sold Price

**\$682,999**

Sold Date **26-Oct-23**

Distance **0.91km**



**15 TRAINOR STREET DOREEN VIC 3754**

 4  2  2

Sold Price

**\$700,000**

Sold Date **24-Nov-23**

Distance **2.37km**



**4 VICHY AVENUE DOREEN VIC 3754**

 4  2  2

Sold Price

<sup>RS</sup> **\$715,000** <sup>UN</sup>

Sold Date **21-Dec-23**

Distance **3.13km**

RS = Recent sale

UN = Undisclosed Sale

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