

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

35 LAKELAND DRIVE 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

\$740,000

&

\$814,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$729,000

Property type

House

Suburb

Doreen

Period-from

01 Mar 2023

to

29 Feb 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 HICUS DRIVE DOREEN VIC 3754 | \$765,000 | 05-Feb-24 |
| 46 PINNACLE VIEWS DOREEN VIC 3754 | \$780,000 | 19-Feb-24 |
| 28 MIDLAND ROAD DOREEN VIC 3754 | \$825,000 | 08-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.~~

This Statement of Information was prepared on: 27 March 2024

**10 HICUS DRIVE DOREEN VIC 3754** Sold PriceRS **\$765,000** Sold Date **05-Feb-24**

3 2 2

Distance **0.93km****46 PINNACLE VIEWS DOREEN VIC 3754** Sold Price**\$780,000** Sold Date **19-Feb-24**

3 2 2

Distance **0.94km****28 MIDLAND ROAD DOREEN VIC 3754** Sold Price**\$825,000** Sold Date **08-Nov-23**

3 2 2

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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