

## 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

4 BASSETTS 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

\$650,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Doreen

Period-from

01 Jun 2023

to

31 May 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

8 SUBZERO DRIVE DOREEN VIC 3754	\$720,000	22-May-24
8 ASPECT DRIVE DOREEN VIC 3754	\$685,000	19-Jan-24
9 ASPECT DRIVE DOREEN VIC 3754	\$696,000	05-Apr-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: 17 June 2024

# BOLD

Frank Pang

P 03 8566 6777

M 0433388898

E frank.pang@boldre.com.au



## 8 SUBZERO DRIVE DOREEN VIC 3754

4 2 2

Sold Price

<sup>RS</sup>

**\$720,000**

Sold Date

**22-May-24**

Distance

**0.26km**



## 8 ASPECT DRIVE DOREEN VIC 3754

4 2 2

Sold Price

**\$685,000**

Sold Date

**19-Jan-24**

Distance

**0.13km**



## 9 ASPECT DRIVE DOREEN VIC 3754

4 2 2

Sold Price

**\$696,000**

Sold Date

**05-Apr-24**

Distance

**0.09km**

RS = Recent sale

UN = Undisclosed Sale

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