

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 PEPPIN COURT 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

\$750,000

or range
between

&

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

41 MIDLAND ROAD DOREEN VIC 3754	\$750,500	30-May-23
23 GYRFALCON WAY DOREEN VIC 3754	\$750,000	17-Aug-23
16 WAILES DRIVE DOREEN VIC 3754	\$720,000	02-Sep-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: 22 January 2024



**41 MIDLAND ROAD DOREEN VIC
3754**

Sold Price

\$750,500

Sold Date **30-May-23**

4 2 2

Distance **0.6km**



**23 GYRFALCON WAY DOREEN VIC
3754**

Sold Price

\$750,000

Sold Date **17-Aug-23**

4 2 2

Distance **1.5km**



**16 WAILES DRIVE DOREEN VIC
3754**

Sold Price

\$720,000

Sold Date **02-Sep-23**

4 2 2

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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