

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 SUNNINGDALE ROAD 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

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

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

4 GETAWAY DRIVE DOREEN VIC 3754	\$766,000	09-Feb-24
43 SANCTUM CIRCUIT DOREEN VIC 3754	\$748,000	07-Mar-24
67 FITZWILLIAM DRIVE DOREEN VIC 3754	\$750,000	08-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: 05 June 2024



4 GETAWAY DRIVE DOREEN VIC 3754

 4
  2
  2

Sold Price

\$766,000

Sold Date **09-Feb-24**

Distance **1.26km**



43 SANCTUM CIRCUIT DOREEN VIC 3754

 4
  2
  2

Sold Price

\$748,000

Sold Date **07-Mar-24**

Distance **1.58km**



67 FITZWILLIAM DRIVE DOREEN VIC 3754

 4
  2
  2

Sold Price

^{RS} **\$750,000**

Sold Date **08-Apr-24**

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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