

## 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

44 TATA WAY 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Doreen

Period-from

01 Aug 2022

to

31 Jul 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

8 KENYTE WALK DOREEN VIC 3754	\$535,000	08-Jun-23
12 KENYTE WALK DOREEN VIC 3754	\$522,500	12-Mar-23
15 EMERY AVENUE DOREEN VIC 3754	\$535,000	08-May-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: 23 August 2023



**8 KENYTE WALK DOREEN VIC  
3754**

3 2 1

Sold Price **\$535,000** Sold Date **08-Jun-23**

Distance **0.24km**



**12 KENYTE WALK DOREEN VIC  
3754**

3 2 1

Sold Price **\$522,500** Sold Date **12-Mar-23**

Distance **0.25km**



**15 EMERY AVENUE DOREEN VIC  
3754**

3 2 1

Sold Price **\$535,000** Sold Date **08-May-23**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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