

## 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

7 WINDERMERE PARADE 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

\$640,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Doreen

Period-from

01 May 2023

to

30 Apr 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

7 CLANCY WAY DOREEN VIC 3754	\$680,000	07-Mar-24
11 MEANDER ROAD DOREEN VIC 3754	\$685,000	14-Feb-24
3 ELATION BOULEVARD DOREEN VIC 3754	\$685,000	20-Jan-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: 01 May 2024



**7 CLANCY WAY DOREEN VIC 3754** Sold Price <sup>RS</sup> **\$680,000** Sold Date **07-Mar-24**  
 Distance **0.64km**

3 2 2



**11 MEANDER ROAD DOREEN VIC 3754** Sold Price <sup>RS</sup> **\$685,000** Sold Date **14-Feb-24**  
 Distance **1.06km**

3 2 2



**3 ELATION BOULEVARD DOREEN VIC 3754** Sold Price **\$685,000** Sold Date **20-Jan-24**  
 Distance **1.27km**

3 2 2



**18 MORINDA WAY DOREEN VIC 3754** Sold Price <sup>RS</sup> **\$685,000** Sold Date **16-Apr-24**  
 Distance **1.8km**

4 2 2

**RS** = Recent sale      **UN** = Undisclosed Sale

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