

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

8 DIVAGATE AVENUE 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Doreen

Period-from

01 Apr 2023

to

31 Mar 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

| | | |
|---------------------------------|-----------|-----------|
| 15 SMOKEY GLADE DOREEN VIC 3754 | \$815,000 | 23-Dec-23 |
| 68 WALLAROO WAY DOREEN VIC 3754 | \$819,950 | 13-Mar-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: 10 April 2024



**15 SMOKEY GLADE DOREEN VIC
3754**

Sold Price

\$815,000

Sold Date

23-Dec-23

 4  2  2

Distance

1.16km



**68 WALLAROO WAY DOREEN VIC
3754**

Sold Price

^{RS}
\$819,950

Sold Date

13-Mar-24

 4  2  2

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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