

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

8 SHOAL CIRCUIT 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

\$720,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Doreen

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

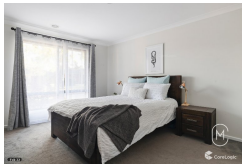
Date of sale

91 ELIOT AVENUE DOREEN VIC 3754	740000	05-Mar-22
11 DOCK ROAD DOREEN VIC 3754	775000	14-Nov-21
13 TEKIN TERRACE DOREEN VIC 3754	770000	08-Nov-21

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 07 May 2022



**91 ELIOT AVENUE DOREEN VIC 3754**

Sold Price

**740000**

Sold Date **05-Mar-22**

 4  2  2

Distance -



**11 DOCK ROAD DOREEN VIC 3754**

Sold Price

**775000**

Sold Date **14-Nov-21**

 4  2  2

Distance -



**13 TEKIN TERRACE DOREEN VIC 3754**

Sold Price

**770000**

Sold Date **08-Nov-21**

 4  2  2

Distance -

RS = Recent sale

UN = Undisclosed Sale

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