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 ANGORA CRESCENT 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	$720,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$740,000	Property type	House	Suburb	Doreen
Period-from	01 Aug 2023	to	31 Jul 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
8 SUBZERO DRIVE DOREEN VIC 3754	$720,000	22-May-24
56 TIMBERTOP DRIVE DOREEN VIC 3754	$740,000	14-Jun-24
39 COOLGARDIE WAY DOREEN VIC 3754	$760,000	28-May-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: 22 August 2024

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8 SUBZERO DRIVE DOREEN VIC 3754

4 2 2

Sold Price **$720,000** Sold Date **22-May-24**

Distance **0.94km**



56 TIMBERTOP DRIVE DOREEN VIC 3754

4 2 2

Sold Price RS **$740,000** Sold Date **14-Jun-24**

Distance **1.54km**



39 COOLGARDIE WAY DOREEN VIC 3754

4 2 2

Sold Price **$760,000** Sold Date **28-May-24**

Distance **1.7km**

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

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