

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

10 Oliver Street 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

\$680,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,500

Property type

Land

Suburb

Doreen

Period-from

01 Aug 2020

to

31 Jul 2021

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 Picturesque Avenue Doreen VIC 3754	\$700,100	21-Jun-21
7 Smithson Road Doreen VIC 3754	\$700,100	18-Aug-21
13 Trainor Street Doreen VIC 3754	\$680,000	18-Jul-21

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.~~

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8 Picturesque Avenue Doreen VIC 3754

Sold Price

\$700,100

Sold Date

21-Jun-21

4 2 2

Distance

0.23km



7 Smithson Road Doreen VIC 3754

Sold Price

Sold Date

18-Aug-21

4 2 2

Distance

0.27km



13 Trainor Street Doreen VIC 3754

Sold Price

\$680,000

Sold Date

18-Jul-21

4 2 2

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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