

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

6 ALPHIE WAY 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,500

Property type

Unit

Suburb

Doreen

Period-from

01 Dec 2021

to

30 Nov 2022

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

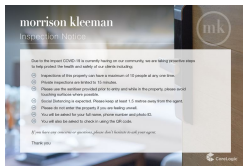
Date of sale

17 ALPHIE WAY DOREEN VIC 3754	\$417,250	04-Aug-21
12/958 PLENTY ROAD SOUTH MORANG VIC 3752	\$393,000	12-Oct-21
64 WATERWHEEL GROVE MERNDA VIC 3754	\$420,000	11-Mar-22

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: 07 December 2022



17 ALPHIE WAY DOREEN VIC 3754 Sold Price **\$417,250** Sold Date **04-Aug-21**

 2  2  1

Distance **0.06km**

STAGE 4 COVID-19 RESTRICTIONS IN PLACE



ON-SITE PROPERTY INSPECTIONS HAVE BEEN CANCELLED

Please contact the agent for more information.

We are now live agents  

12/958 PLENTY ROAD SOUTH MORANG VIC 3752

Sold Price **\$393,000** Sold Date **12-Oct-21**

 2  2  1

Distance **3.53km**



64 WATERWHEEL GROVE MERNDA VIC 3754

Sold Price **\$420,000** Sold Date **11-Mar-22**

 2  2  1

Distance **4.4km**

RS = Recent sale UN = Undisclosed Sale

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