

## 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

98 WALLAROO WAY 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

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$721,000

Property type

House

Suburb

Doreen

Period-from

01 Oct 2022

to

30 Sep 2023

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 85 WALLAROO WAY DOREEN VIC 3754    | \$726,000 | 24-Jun-23 |
| 13 COOLIBAH STREET DOREEN VIC 3754 | \$730,000 | 08-Jun-23 |
| 6 NERIDA COURT DOREEN VIC 3754     | \$740,500 | 11-Jul-23 |

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: 23 October 2023



**85 WALLAROO WAY DOREEN VIC 3754** Sold Price **\$726,000** Sold Date **24-Jun-23**

 4  2  2

Distance **0.16km**



**13 COOLIBAH STREET DOREEN VIC 3754** Sold Price **\$730,000** Sold Date **08-Jun-23**

 3  2  2

Distance **0.48km**



**6 NERIDA COURT DOREEN VIC 3754** Sold Price **\$740,500** Sold Date **11-Jul-23**

 3  2  2

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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