

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 BERNARD 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

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,444

Property type

House

Suburb

Doreen

Period-from

01 Feb 2024

to

31 Jan 2025

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

24 EMINENCE BOULEVARD DOREEN VIC 3754	\$721,000	25-Oct-24
17 VICHY AVENUE DOREEN VIC 3754	\$695,000	14-Oct-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: 10 February 2025

**24 EMINENCE BOULEVARD
DOREEN VIC 3754**

3 2 2

Sold Price **\$721,000** Sold Date **25-Oct-24**Distance **0.45km****17 VICHY AVENUE DOREEN VIC
3754**

3 2 2

Sold Price **\$695,000** Sold Date **14-Oct-24**Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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