

#### 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	125 Flaxen Hills Road, Doreen Vic 3754
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$555,000	&	\$610,000

#### Median sale price

Median price	\$580,000	Hou	ıse X	Unit		Suburb	Doreen
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

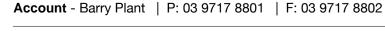
#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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 1 91 Eliot Av DOREEN 3754 \$590,000 07/08/2017 2 24 Woorawa Dr DOREEN 3754 \$580,000 27/09/2017 3 117 Flaxen Hills Rd DOREEN 3754 \$580,000 18/09/2017

#### 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 six months.







Generated: 25/11/2017 15:35







Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 432 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$555,000 - \$610,000 **Median House Price** September quarter 2017: \$580,000

### Comparable Properties



91 Eliot Av DOREEN 3754 (REI/VG)



Price: \$590,000 Method: Private Sale Date: 07/08/2017 Rooms: -

Property Type: House Land Size: 448 sqm approx **Agent Comments** 



24 Woorawa Dr DOREEN 3754 (REI)



Price: \$580.000 Method: Private Sale Date: 27/09/2017

Rooms: 6

Property Type: House (Res) Land Size: 480 sqm approx

Agent Comments

117 Flaxen Hills Rd DOREEN 3754 (REI)





Price: \$580,000 Method: Private Sale Date: 18/09/2017 Rooms: -

Property Type: House (Res) Land Size: 432 sqm approx

**Agent Comments** 

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802





Generated: 25/11/2017 15:35