

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

125 Flaxen Hills Road, Doreen Vic 3754

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 House 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.~~



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)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 07/08/2017

Rooms: -

Property Type: House

Land Size: 448 sqm approx



24 Woorawa Dr DOREEN 3754 (REI)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 27/09/2017

Rooms: 6

Property Type: House (Res)

Land Size: 480 sqm approx

117 Flaxen Hills Rd DOREEN 3754 (REI)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 18/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 432 sqm approx