



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

241 Flaxen Hills Road, Doreen Vic 3754

Indicative selling price

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

Range between

\$680,000

&

\$748,000

Median sale price

Median price

\$542,500

House

X

Unit

Suburb

Doreen

Period - From

01/04/2017

to

30/06/2017

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	1 Stockmans Pl DOREEN 3754	\$728,000	18/07/2017
2	151 Hazel Glen Dr DOREEN 3754	\$725,000	13/09/2017
3	15 Dilwynia Av DOREEN 3754	\$681,000	26/07/2017

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.~~



4 2 2

Rooms:
Property Type: House
Land Size: 875 sqm approx
Agent Comments

Indicative Selling Price
 \$680,000 - \$748,000
Median House Price
 June quarter 2017: \$542,500

Comparable Properties



1 Stockmans PI DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$728,000
Method: Private Sale
Date: 18/07/2017
Rooms: -
Property Type: House
Land Size: 907 sqm approx



151 Hazel Glen Dr DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$725,000
Method: Private Sale
Date: 13/09/2017
Rooms: 6
Property Type: House (Res)
Land Size: 778 sqm approx



15 Dilwynia Av DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$681,000
Method: Private Sale
Date: 26/07/2017
Rooms: -
Property Type: House
Land Size: 643 sqm approx