

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

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Address	241 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	\$680,000	&	\$748,000

#### Median sale price

Median price \$	5542,500	Hou	se X	Unit			Suburb	Doreen
Period - From 0	)1/04/2017	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.

Ad	dress of comparable property	Price	Date of sale
1	1 Stockmans PI 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.





Account - Mason White McDougall Diamond Creek | P: 03 9438 4422







Rooms:

Property Type: House Land Size: 875 sqm approx

**Agent Comments** 

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

## Comparable Properties



1 Stockmans PI DOREEN 3754 (REI)





Price: \$728,000 Method: Private Sale Date: 18/07/2017

Rooms: -

Property Type: House Land Size: 907 sqm approx **Agent Comments** 



151 Hazel Glen Dr DOREEN 3754 (REI)





Price: \$725,000 Method: Private Sale Date: 13/09/2017

Rooms: 6

Property Type: House (Res) Land Size: 778 sqm approx **Agent Comments** 



15 Dilwynia Av DOREEN 3754 (REI)





Price: \$681,000 Method: Private Sale Date: 26/07/2017

Rooms: -

Property Type: House Land Size: 643 sqm approx **Agent Comments** 

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 16/10/2017 13:55