

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 29 Painted Hills Road, Doreen Vic 3754

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$535,000 Property Type Townhouse Suburb Doreen

Period - From 10/02/2021 to 09/02/2022 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	9 Courthouse Wlk DOREEN 3754	\$510,000	30/10/2021
2	40 Waterway Blvd DOREEN 3754	\$505,000	03/09/2021
3	25 Painted Hills Rd DOREEN 3754	\$497,000	02/02/2022

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.~~

This Statement of Information was prepared on: 10/02/2022 11:17



 3  1  2

Property Type: Townhouse
(Residential)

Land Size: 203 sqm approx

Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median Townhouse Price

10/02/2021 - 09/02/2022: \$535,000

Comparable Properties



9 Courthouse Wlk DOREEN 3754 (REI/VG)

Agent Comments

 3  2  1

Price: \$510,000

Method: Private Sale

Date: 30/10/2021

Property Type: Townhouse (Single)

Land Size: 152 sqm approx



40 Waterway Blvd DOREEN 3754 (REI/VG)

Agent Comments

 3  2  1

Price: \$505,000

Method: Private Sale

Date: 03/09/2021

Property Type: Townhouse (Single)

Land Size: 127 sqm approx



25 Painted Hills Rd DOREEN 3754 (REI)

Agent Comments

 3  1  1

Price: \$497,000

Method: Private Sale

Date: 02/02/2022

Property Type: House