



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

105 Flaxen Hills Road, Doreen Vic 3754

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$640,000

House

X

Unit

Suburb

Doreen

Period - From

01/01/2018

to

31/03/2018

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	17 Tarawera Rd DOREEN 3754	\$805,000	03/04/2018
2	24 Pinnacle Vews DOREEN 3754	\$730,000	16/01/2018
3	5 Downey Dr DOREEN 3754	\$700,000	05/03/2018

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: Land
Land Size: 508 sqm approx
Agent Comments

Indicative Selling Price
 \$750,000 - \$825,000
Median House Price
 March quarter 2018: \$640,000

Comparable Properties



17 Tarawera Rd DOREEN 3754 (REI)

Agent Comments



Price: \$805,000
Method: Private Sale
Date: 03/04/2018
Rooms: 6
Property Type: House
Land Size: 879 sqm approx



24 Pinnacle Views DOREEN 3754 (VG)

Agent Comments



Price: \$730,000
Method: Sale
Date: 16/01/2018
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 613 sqm approx



5 Downey Dr DOREEN 3754 (REI)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 05/03/2018
Rooms: -
Property Type: House
Land Size: 739 sqm approx