

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

145 HAZEL GLEN DRIVE DOREEN VIC 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$699,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,000

Property type

House

Suburb

Doreen

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

326 FLAXEN HILLS ROAD DOREEN VIC 3754	\$730,000	18-Dec-24
15 LANNER WAY DOREEN VIC 3754	\$751,444	13-Nov-24
23 MABEL STREET DOREEN VIC 3754	\$776,100	09-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 16 January 2025



326 FLAXEN HILLS ROAD DOREEN VIC 3754

 4  2  2

Sold Price

^{RS}

\$730,000

Sold Date

18-Dec-24

Distance

1.74km



15 LANNER WAY DOREEN VIC 3754

 4  2  2

Sold Price

\$751,444

Sold Date

13-Nov-24

Distance

0.51km



23 MABEL STREET DOREEN VIC 3754

 4  2  2

Sold Price

\$776,100

Sold Date

09-Jun-24

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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