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

Period-from

Mediar (*Delete

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

Single Price		or rang betwee		&	\$750,000							
house or unit as applicable)												
Median Price	\$752,000	Property type	House	Suburb	Doreen							

31 Dec 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jan 2024

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.

to

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



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consumer.vic.gov.au



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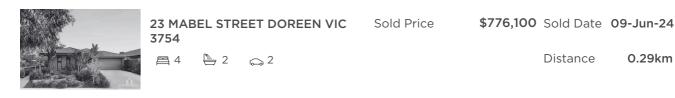


and the	326 FLAXEN HILLS ROAD DOREEN			EN Sold Price	^{RS} \$730,000	Sold Date	18-Dec-24
	= 4	2	<u>م</u> 2			Distance	1.74km



15 LANNER WAY DOREEN VIC
Sold Price
\$751,444
Sold Date
13-Nov-24

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RS = Recent sale UN = Undisclosed Sale

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