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## 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

45 Flaxen Hills Road, Doreen Vic 3754

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$720,000

&

\$750,000

#### Median sale price

Median price \$542,500

House

X

Unit

Suburb Doreen

Period - From 01/04/2017

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.

|   | Address of comparable property | Price     | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 14 Downey Dr DOREEN 3754       | \$750,000 | 19/04/2017   |
| 2 | 10 Harlin St DOREEN 3754       | \$750,000 | 28/03/2017   |
| 3 | 3 Hanna Cr DOREEN 3754         | \$720,000 | 31/03/2017   |

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.~~

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**Indicative Selling Price**

\$720,000 - \$750,000

**Median House Price**

June quarter 2017: \$542,500



4 2 2

**Rooms:**

**Property Type:** Land

**Land Size:** 763 sqm approx

**Agent Comments**

## Comparable Properties



**14 Downey Dr DOREEN 3754 (REI/VG)**

**Agent Comments**

5 2 2

**Price:** \$750,000

**Method:** Private Sale

**Date:** 19/04/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 805 sqm approx



**10 Harlin St DOREEN 3754 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$750,000

**Method:** Private Sale

**Date:** 28/03/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 827 sqm approx



**3 Hanna Cr DOREEN 3754 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$720,000

**Method:** Private Sale

**Date:** 31/03/2017

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 798 sqm approx