

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	4 Taylor Lnk, Doreen Vic 3754
Including suburb and	
postcode	
11	

## Indicative selling price

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

Range between	\$490,000	&	\$539,000
Range between	\$490,000	&	\$539,000

#### Median sale price

Median price	\$542,500	н	ouse	Х	Su	ıburb	Doreen
Period - From	01/04/2017	to	30/06	6/2017	Source	REIV	1

#### Comparable property sales

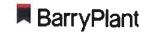
These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
6 Hazelton Dr DOREEN 3754	\$548,700	20/04/2017
137 Hazel Glen Dr DOREEN 3754	\$528,000	04/04/2017
12 Hazelton Dr DOREEN 3754	\$495,000	15/02/2017





Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802







Rooms:

Property Type: House (New -

Detached)

Agent Comments

Indicative Selling Price \$490,000 - \$539,000 Median House Price June quarter 2017: \$542,500

# Comparable Properties



6 Hazelton Dr DOREEN 3754 (REI)

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**Price:** \$548,700 **Method:** Private Sale **Date:** 20/04/2017

Rooms: 7

**Property Type:** House (Res) **Land Size:** 236 sqm approx

**Agent Comments** 

137 Hazel Glen Dr DOREEN 3754 (VG)

4



Price: \$528,000 Method: Sale Date: 04/04/2017

Rooms: -

**Property Type:** House (Res) **Land Size:** 400 sqm approx

**Agent Comments** 



12 Hazelton Dr DOREEN 3754 (REI/VG)

4

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Price: \$495,000 Method: Private Sale Date: 15/02/2017

Rooms: 7

**Property Type**: Townhouse (Res) **Land Size**: 226 sqm approx

Agent Comments

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