

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

4 Taylor Lnk, Doreen Vic 3754

Indicative selling price

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

Range between \$490,000

&

\$539,000

Median sale price

Median price \$542,500

House

X

Suburb

Doreen

Period - From 01/04/2017

to

30/06/2017

Source REIV

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



 3  2  2

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)

Agent Comments

 4  2  -

Price: \$548,700

Method: Private Sale

Date: 20/04/2017

Rooms: 7

Property Type: House (Res)

Land Size: 236 sqm approx

137 Hazel Glen Dr DOREEN 3754 (VG)

Agent Comments

 4  -  -

Price: \$528,000

Method: Sale

Date: 04/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 400 sqm approx



12 Hazelton Dr DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$495,000

Method: Private Sale

Date: 15/02/2017

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 226 sqm approx