

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

10 TITREE ROAD HAZELWOOD NORTH VIC 3840

### Indicative selling price

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

Single Price

\$1,199,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$618,500

Property type

House

Suburb

Hazelwood North

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

240 JEERALANG NORTH ROAD HAZELWOOD NORTH VIC 3840	\$1,100,000	17-Jan-22
105 SAGARS ROAD HAZELWOOD NORTH VIC 3840	\$875,000	09-Mar-22
15 TANNERS ROAD HAZELWOOD NORTH VIC 3840	\$680,000	28-Jun-21

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 04 July 2022



## 240 JEERALANG NORTH ROAD HAZELWOOD NORTH VIC 3840

5 2 8

Sold Price **\$1,100,000** Sold Date **17-Jan-22**

Distance **2.75km**



## 105 SAGARS ROAD HAZELWOOD NORTH VIC 3840

5 2 4

Sold Price **\$875,000** Sold Date **09-Mar-22**

Distance **4.09km**



## 15 TANNERS ROAD HAZELWOOD NORTH VIC 3840

4 2 2

Sold Price **\$680,000** Sold Date **28-Jun-21**

Distance **1.91km**



## 465 CHURCH ROAD HAZELWOOD NORTH VIC 3840

5 2 16

Sold Price **\$1,225,000** Sold Date **22-Jul-21**

Distance **2.59km**



## 29 RAESOWNA RISE HAZELWOOD NORTH VIC 3840

5 2 2

Sold Price **\$1,295,000** Sold Date **01-Jul-21**

Distance **3.34km**



## 70 AMBROSE ROAD HAZELWOOD NORTH VIC 3840

4 1 2

Sold Price **\$671,250** Sold Date **10-Feb-22**

Distance **2.67km**

RS = Recent sale

UN = Undisclosed Sale

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## 140 THOMSON ROAD HAZELWOOD SOUTH VIC 3840

4 2 15

Sold Price **\$1,200,000** Sold Date **21-Oct-21**

Distance **3.73km**



## 28 MADISON PLACE HAZELWOOD NORTH VIC 3840

5 3 10

Sold Price <sup>RS</sup> **\$1,250,000** <sup>UN</sup> Sold Date **28-Apr-22**

Distance **2.97km**



## 65 TANNERS ROAD HAZELWOOD NORTH VIC 3840

4 2 7

Sold Price **\$790,000** Sold Date **18-Jan-22**

Distance **1.55km**

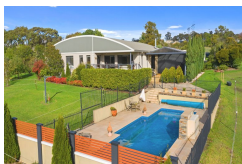


## 50 WARATAH DRIVE HAZELWOOD NORTH VIC 3840

4 3 -

Sold Price **\$670,000** Sold Date **30-Jul-21**

Distance **1.4km**



## 23 RAESOWNA RISE HAZELWOOD NORTH VIC 3840

3 2 2

Sold Price **\$811,000** Sold Date **10-Jun-21**

Distance **3.23km**



## 25 MOUNT VIEW COURT HAZELWOOD NORTH VIC 3840

4 4 4

Sold Price - Sold Date **16-Jul-21**

Distance **3.37km**

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## 40 FENTON WAY HAZELWOOD NORTH VIC 3840

3 2 4

Sold Price

RS

**\$877,750**

Sold Date

**16-Jun-22**

Distance

**1.51km**



## 217 SAGARS ROAD HAZELWOOD NORTH VIC 3840

3 2 4

Sold Price

**\$875,000**

Sold Date

**09-Dec-21**

Distance

**5.05km**



## 900 CLARKES ROAD HAZELWOOD NORTH VIC 3840

2 2 5

Sold Price

**\$825,000**

Sold Date

**08-Mar-22**

Distance

**5.76km**



## 27-29 CANTERBURY WAY CHURCHILL VIC 3842

6 3 4

Sold Price

**\$950,000**

Sold Date

**10-Dec-21**

Distance

**6.87km**



## 89 ALAMERE DRIVE TRARALGON VIC 3844

5 2 2

Sold Price

**\$975,000**

Sold Date

**17-Aug-21**

Distance

**8.54km**

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