

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

275 Painted Hills Road, Doreen Vic 3754

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

Median price \$745,000 Property Type House Suburb Doreen

Period - From 01/07/2023 to 30/09/2023 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	267 Painted Hills Rd DOREEN 3754	\$825,000	31/08/2023
2	163 Painted Hills Rd DOREEN 3754	\$805,000	24/07/2023
3	3 Divagate Av DOREEN 3754	\$800,000	30/09/2023

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.~~

This Statement of Information was prepared on:

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Property Type: Land
Land Size: 552 sqm approx
Agent Comments

Indicative Selling Price
 \$750,000 - \$820,000
Median House Price
 September quarter 2023: \$745,000

Comparable Properties



267 Painted Hills Rd DOREEN 3754 (REI)

Agent Comments



Price: \$825,000
Method: Private Sale
Date: 31/08/2023
Property Type: House
Land Size: 509 sqm approx



163 Painted Hills Rd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$805,000
Method: Private Sale
Date: 24/07/2023
Property Type: House (Res)
Land Size: 439 sqm approx



3 Divagate Av DOREEN 3754 (REI)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 30/09/2023
Property Type: House (Res)
Land Size: 512 sqm approx