

## 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

5 MIDLAND ROAD DOREEN VIC 3754

### Indicative selling price

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

Single Price

or range  
between

\$880,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$746,500

Property type

House

Suburb

Doreen

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

### 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 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

49 HAZEL GLEN DRIVE DOREEN VIC 3754

\$931,000

08-Feb-23

50 ROAMING ROAD DOREEN VIC 3754

\$901,000

24-Jan-23

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 6 months.

This Statement of Information was prepared on: 15 April 2023

|                                                                                                                                                                                                                                                                                                  |                                                       |                   |                         |                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-------------------|-------------------------|-----------------------------------|
| <p>49 HAZEL GLEN DRIVE, DOREEN</p>  <p>g6</p>                                                                                                                                                                   | <p><b>49 HAZEL GLEN DRIVE DOREEN<br/>VIC 3754</b></p> | <p>Sold Price</p> | <p><b>\$931,000</b></p> | <p>Sold Date <b>08-Feb-23</b></p> |
| <p>  4            2            2         </p> | <p>Distance <b>0.9km</b></p>                          |                   |                         |                                   |

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|                                                                                                                                                                                                                                                                                                  |                                                   |                   |                         |                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------|-------------------------|-----------------------------------|
|                                                                                                                                                                                                                 | <p><b>50 ROAMING ROAD DOREEN VIC<br/>3754</b></p> | <p>Sold Price</p> | <p><b>\$901,000</b></p> | <p>Sold Date <b>24-Jan-23</b></p> |
| <p>  4            2            2         </p> | <p>Distance <b>0.46km</b></p>                     |                   |                         |                                   |

RS = Recent sale

UN = Undisclosed Sale

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