

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 Hilltop Mews, Doreen Vic 3754

Indicative selling price

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

Range between

\$760,000

&

\$820,000

Median sale price

Median price

\$600,500

House

X

Unit

Suburb

Doreen

Period - From

01/07/2018

to

30/06/2019

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 | 66 Flaxen Hills Rd DOREEN 3754 | \$801,000 | 08/03/2019 |
| 2 | 18 Lakeland Dr DOREEN 3754 | \$780,000 | 01/05/2019 |
| 3 | 21 Braford Dr DOREEN 3754 | \$780,000 | 27/05/2019 |

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.

 4  2  2

Rooms:
Property Type: Land
Land Size: 923 sqm approx
 Agent Comments

Indicative Selling Price
 \$760,000 - \$820,000
Median House Price
 Year ending June 2019: \$600,500

Comparable Properties



66 Flaxen Hills Rd DOREEN 3754 (REI/VG)

Agent Comments

 3  2  3

Price: \$801,000
Method: Private Sale
Date: 08/03/2019
Rooms: -
Property Type: House
Land Size: 866 sqm approx

18 Lakeland Dr DOREEN 3754 (VG)

Agent Comments

 3  -  -

Price: \$780,000
Method: Sale
Date: 01/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 702 sqm approx



21 Braford Dr DOREEN 3754 (REI)

Agent Comments

 3  2  3

Price: \$780,000
Method: Private Sale
Date: 27/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 790 sqm approx