

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

4/70 HAZEL GLEN DRIVE DOREEN VIC 3754

Indicative selling price

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

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Doreen

Period-from

01 Jun 2023

to

31 May 2024

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

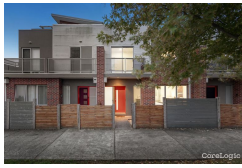
2/20 PAINTED HILLS ROAD DOREEN VIC 3754	\$535,000	02-May-24
45 PAINTED HILLS ROAD DOREEN VIC 3754	\$550,000	14-May-24
6 COURTHOUSE WALK DOREEN VIC 3754	\$540,000	17-Mar-24

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: 24 June 2024

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**2/20 PAINTED HILLS ROAD
DOREEN VIC 3754**

3 2 2

Sold Price

^{RS}

\$535,000

Sold Date **02-May-24**

Distance

0.21km



**45 PAINTED HILLS ROAD DOREEN
VIC 3754**

3 2 2

Sold Price

^{RS}

\$550,000

Sold Date **14-May-24**

Distance

0.1km



**6 COURTHOUSE WALK DOREEN
VIC 3754**

3 2 2

Sold Price

\$540,000

Sold Date **17-Mar-24**

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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