

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

230 Flaxen Hills Road, Doreen Vic 3754

Indicative selling price

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

Range between

\$770,000

&

\$830,000

Median sale price

Median price

\$542,500

House

X

Unit

Suburb

Doreen

Period - From

01/04/2017

to

30/06/2017

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	49 Roaming Rd DOREEN 3754	\$810,000	22/05/2017
2	15 Overland Dr DOREEN 3754	\$770,000	14/04/2017
3	10 Conron Gr DOREEN 3754	\$770,000	05/04/2017

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.~~



Rooms:
Property Type: Land
Land Size: 985 sqm approx
Agent Comments

Comparable Properties



49 Roaming Rd DOREEN 3754 (REI)

Agent Comments

 4  3  2

Price: \$810,000
Method: Private Sale
Date: 22/05/2017
Rooms: 8
Property Type: House (Res)
Land Size: 656 sqm approx



15 Overland Dr DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$770,000
Method: Private Sale
Date: 14/04/2017
Rooms: 6
Property Type: House (Res)
Land Size: 922 sqm approx



10 Conron Gr DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$770,000
Method: Private Sale
Date: 05/04/2017
Rooms: -
Property Type: House
Land Size: 1000 sqm approx