



Jon Michael
0438 988 096

jmichael@morrisonkleeman.com.au

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

196 Hazel Glen Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$610,000

&

\$670,000

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	24 Gunghalin Dr DOREEN 3754	\$647,500	19/05/2017
2	72 Overland Dr DOREEN 3754	\$649,000	07/03/2017
3	33 Tarawera Rd DOREEN 3754	\$660,000	30/05/2017

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: House (Previously Occupied - Detached)

Land Size: 640 sqm approx

Agent Comments

An exciting opportunity to break into a coveted Doreen address and share in all the spoils of Laurimar Village, this quality built, cleverly designed Henley home is set to make your home ownership dream a reality.

Indicative Selling Price

\$610,000 - \$670,000

Median House Price

June quarter 2017: \$542,500

Comparable Properties



24 Gunghalin Dr DOREEN 3754 (REI)



Price: \$647,500

Method: Private Sale

Date: 19/05/2017

Rooms: 7

Property Type: House (Res)

Land Size: 583 sqm approx

Agent Comments

Similar finishes although smaller block.



72 Overland Dr DOREEN 3754 (REI/VG)



Price: \$649,000

Method: Private Sale

Date: 07/03/2017

Rooms: 5

Property Type: House

Land Size: 799 sqm approx

Agent Comments

Lower spec finishes, main road, bigger block.



33 Tarawera Rd DOREEN 3754 (REI)



Price: \$660,000

Method: Private Sale

Date: 30/05/2017

Rooms: 9

Property Type: House (Res)

Land Size: 702 sqm approx

Agent Comments

Bigger block, different style house.