

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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Address Including suburb and postcode	196 Hazel Glen Drive, Doreen Vic 3754
ndicative selling pric	ce

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

Range between	\$610,000	&	\$670,000
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Median sale price

Median price	\$542,500	Hou	ise 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.

Add	dress 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.

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Indicative Selling Price \$610,000 - \$670,000

June quarter 2017: \$542,500

Median House Price

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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.

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.









Agent Comments

Lower spec finishes, main road, bigger block.

Price: \$649.000 Method: Private Sale Date: 07/03/2017 Rooms: 5

Property Type: House Land Size: 799 sqm approx

33 Tarawera Rd DOREEN 3754 (REI)







Agent Comments

Bigger block, different style house.

Price: \$660,000 Method: Private Sale Date: 30/05/2017

Rooms: 9

Property Type: House (Res) Land Size: 702 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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