

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

192 Flaxen Hills Road, Doreen Vic 3754

Indicative selling price

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

Range between \$485,000

&

\$533,500

Median sale price

Median price \$586,500

House

X

Unit

Suburb Doreen

Period - From 01/10/2018

to

31/12/2018

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	13 Hazlett St DOREEN 3754	\$520,000	22/02/2019
2	30 Havelberg Cirt DOREEN 3754	\$510,000	29/01/2019
3	126 Eminence Blvd DOREEN 3754	\$510,000	17/09/2018

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: 307 sqm approx

Agent Comments

Comparable Properties



13 Hazlett St DOREEN 3754 (REI)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 22/02/2019

Rooms: 9

Property Type: House

Land Size: 349 sqm approx



30 Havelberg Cirt DOREEN 3754 (REI/VG)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 29/01/2019

Rooms: 5

Property Type: House

Land Size: 309 sqm approx



126 Eminence Blvd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 17/09/2018

Rooms: 8

Property Type: House

Land Size: 379 sqm approx