



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 175 Flaxen Hills Road Doreen 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 \$580,000 & \$630,000

Median sale price

(*Delete house or unit as applicable)

Median price \$520,000 *House x *Unit Suburb Doreen 3754

Period - From July 2017 to July 2017 Source RP Data

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
10 Dalrymple Way Doreen 3754	\$560,100	6/7/17
117 Flaxen Hills Road Doreen 3754	\$580,000	18/9/17
3 Hobby Place Doreen 3754	\$635,000	30/8/17

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.

► SOLD PROPERTIES



10 Dalrymple Way Doreen VIC 3754

Sold Price: \$560,100
 Sold Date: 6 Jul 2017
 Category: House: Standard
 Lot Plan: 535/PS607429 DOREEN VIC



Distance: 0.38km



3 Hobby Place Doreen VIC 3754

Sold Price: \$635,000
 Sold Date: 30 Aug 2017
 Category: House: One Storey / Lowset
 Lot Plan: 204/PS640833 DOREEN VIC



Distance: 0.66km