

194 Hazel Glen Drive, Doreen Vic 3754



Nicholas Matkin

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Indicative Selling Price

\$610,000 - \$670,000

Median House Price

March quarter 2017: \$572,500



4 2 2

Rooms:

Property Type: House (Res)

Land Size: 640 sqm approx

Agent Comments

Comparable Properties



13 Corriedale Dr DOREEN 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$600,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 5

Property Type: House (Res)

Land Size: 840 sqm approx



24 Gunghalin Dr DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$647,500

Method: Private Sale

Date: 19/05/2017

Rooms: 7

Property Type: House (Res)

Land Size: 583 sqm approx

36 Orient Dr DOREEN 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$677,500

Method: Private Sale

Date: 03/02/2017

Rooms: -

Property Type: House

Land Size: 612.70 sqm approx



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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

194 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 \$572,500

House X

Suburb Doreen

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
13 Corriedale Dr DOREEN 3754	\$600,000	01/04/2017
24 Gunghalin Dr DOREEN 3754	\$647,500	19/05/2017
36 Orient Dr DOREEN 3754	\$677,500	03/02/2017