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	8/70 HAZEL GLEN DRIVE DOREEN VIC 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	$540,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$535,500	Property type	Unit	Suburb	Doreen
Period-from	01 Mar 2022	to	28 Feb 2023	Source	Corelogic

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 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
6/20 PAINTED HILLS ROAD DOREEN VIC 3754	$570,000	08-Dec-22
7/20 PAINTED HILLS ROAD DOREEN VIC 3754	$570,000	26-Nov-22
7/70 HAZEL GLEN DRIVE DOREEN VIC 3754	$538,000	13-Feb-23

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 6 months.~~

This Statement of Information was prepared on: 17 March 2023

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6/20 PAINTED HILLS ROAD DOREEN VIC 3754

3 2 2

Sold Price **$570,000** Sold Date **08-Dec-22**

Distance **0.23km**



7/20 PAINTED HILLS ROAD DOREEN VIC 3754

3 2 2

Sold Price Sold Date **26-Nov-22**

Distance **0.23km**



7/70 HAZEL GLEN DRIVE DOREEN VIC 3754

3 1 2

Sold Price RS **$538,000** Sold Date **13-Feb-23**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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