

# 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

282 Flaxen Hills Road, Doreen Vic 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$860,000 & \$920,000

### Median sale price

Median price \$752,000 Property Type House Suburb Doreen

Period - From 01/01/2024 to 31/03/2024 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	4 Walker Dr DOREEN 3754	\$904,400	13/01/2024
2	31 Breenview PI DOREEN 3754	\$896,000	19/03/2024
3	28 Mondadale Dr DOREEN 3754	\$860,000	31/01/2024

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.~~

This Statement of Information was prepared on:

20/05/2024 13:53

282 Flaxen Hills Road, Doreen Vic 3754

Kylie McGrath

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0417 856 698

kylie.mcgrath@raywhite.com



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 611 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$860,000 - \$920,000

**Median House Price**

March quarter 2024: \$752,000

## Comparable Properties



**4 Walker Dr DOREEN 3754 (REI/VG)**

[Agent Comments](#)



**Price:** \$904,400

**Method:** Private Sale

**Date:** 13/01/2024

**Property Type:** House

**Land Size:** 631 sqm approx



**31 Breenview PI DOREEN 3754 (REI)**

[Agent Comments](#)



**Price:** \$896,000

**Method:** Private Sale

**Date:** 19/03/2024

**Property Type:** House (Res)

**Land Size:** 579 sqm approx



**28 Mondadale Dr DOREEN 3754 (REI/VG)**

[Agent Comments](#)



**Price:** \$860,000

**Method:** Private Sale

**Date:** 31/01/2024

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 605 sqm approx

**Account - Ray White Eltham | P: 03 9431 3425**



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