

# 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

34 Warrawong Circuit, 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 \$800,000 & \$850,000

### 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	123 Flaxen Hills Rd DOREEN 3754	\$835,700	10/01/2024
2	13 Guyra Way DOREEN 3754	\$831,000	20/01/2024
3	60 Flaxen Hills Rd DOREEN 3754	\$820,000	17/01/2024

**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:

08/05/2024 10:30



4 2 2

**Property Type:** House  
**Land Size:** 600 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$850,000  
**Median House Price**  
March quarter 2024: \$752,000

## Comparable Properties



**123 Flaxen Hills Rd DOREEN 3754 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$835,700  
**Method:** Private Sale  
**Date:** 10/01/2024  
**Property Type:** House  
**Land Size:** 432 sqm approx



**13 Guyra Way DOREEN 3754 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$831,000  
**Method:** Private Sale  
**Date:** 20/01/2024  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 500 sqm approx



**60 Flaxen Hills Rd DOREEN 3754 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 17/01/2024  
**Property Type:** House  
**Land Size:** 751 sqm approx

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192