

## 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

4/70 HAZEL GLEN DRIVE DOREEN VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

Doreen

Period-from

01 May 2023

to

30 Apr 2024

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

5/70 HAZEL GLEN DRIVE DOREEN VIC 3754	\$545,000	30-Oct-23
3 EASTERN VIEW DOREEN VIC 3754	\$565,000	14-Sep-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 May 2024



**5/70 HAZEL GLEN DRIVE DOREEN VIC 3754**

3 2 2

Sold Price **\$545,000** Sold Date **30-Oct-23**

Distance **0km**



**3 EASTERN VIEW DOREEN VIC 3754**

3 2 2

Sold Price **\$565,000** Sold Date **14-Sep-23**

Distance **1.94km**

RS = Recent sale      UN = Undisclosed Sale

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