

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 54 Flaxen Hills Road, Doreen Vic 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$890,000 & \$950,000

Median sale price*

Median price Property Type Suburb Doreen

Period - From to Source

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	78 Overland Dr DOREEN 3754	\$950,000	28/10/2023
2	4 Lakeland Dr DOREEN 3754	\$940,050	02/11/2023
3	38 Lakeland Dr DOREEN 3754	\$930,000	08/01/2024

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: 20/03/2024 11:08

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms: 6
Property Type: House (Res)
Land Size: 793 sqm approx
Agent Comments

Comparable Properties



78 Overland Dr DOREEN 3754 (REI/VG)

Agent Comments



Price: \$950,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 841 sqm approx



4 Lakeland Dr DOREEN 3754 (REI/VG)

Agent Comments



Price: \$940,050
Method: Private Sale
Date: 02/11/2023
Property Type: House
Land Size: 794 sqm approx



38 Lakeland Dr DOREEN 3754 (REI)

Agent Comments



Price: \$930,000
Method: Private Sale
Date: 08/01/2024
Property Type: House
Land Size: 754 sqm approx