



# STATEMENT OF INFORMATION

10 HAMLIN STREET, DOREEN, VIC 3754
PREPARED BY ALEX LIU, FIRST NATIONAL REAL ESTATE JANSSEN & CO



#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 10 HAMLIN STREET, DOREEN, VIC 3754







**Indicative Selling Price** 

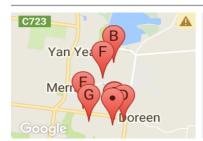
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

\$530,000 to \$580,000

Provided by: Janssen Xiang, First National Real Estate Janssen & Co

#### **MEDIAN SALE PRICE**



# DOREEN, VIC, 3754

**Suburb Median Sale Price (House)** 

\$555,000

01 January 2017 to 31 December 2017

Provided by: **pricefinder** 

#### **COMPARABLE PROPERTIES**

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.



#### 1 BRAEHEID CRT, DOREEN, VIC 3754







Sale Price

**\*\$578,000** 

Sale Date: 27/02/2018

Distance from Property: 358m





39 MARLEY BVD, DOREEN, VIC 3754







Sale Price

**\*\$565,000** 

Sale Date: 01/02/2018

Distance from Property: 3.6km





2 BRAEHEID CRT, DOREEN, VIC 3754







Sale Price

\*\$580.000

Sale Date: 01/02/2018

Distance from Property: 345m







# 39 YELLOW BRICK RD, DOREEN, VIC 3754 = 4 - 2 - 2 - 2







Sale Price

\$600,000

Sale Date: 16/12/2017

Distance from Property: 601m





#### 7 SUBZERO DR, DOREEN, VIC 3754









Sale Price

\*\$510,000

Sale Date: 01/12/2017





13 LAURIMAR BVD, DOREEN, VIC 3754









**Sale Price** 

\$540,000

Sale Date: 22/11/2017

Distance from Property: 2.7km





45 SANCTUM CCT, DOREEN, VIC 3754









**Sale Price** 

\$550,000

Sale Date: 06/11/2017

Distance from Property: 1.2km



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode	10 HAMLIN STREET, DOREEN, VIC 3754
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### Indicative selling price

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

Price Range: \$530,000 to \$580,000

#### Median sale price

Median price	\$555,000	House X	Unit	Suburb	DOREEN
Period	01 January 2017 to 31 December 2017		Source		ricefinder

#### Comparable property sales

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 BRAEHEID CRT, DOREEN, VIC 3754	*\$578,000	27/02/2018
39 MARLEY BVD, DOREEN, VIC 3754	*\$565,000	01/02/2018
2 BRAEHEID CRT, DOREEN, VIC 3754	*\$580,000	01/02/2018
39 YELLOW BRICK RD, DOREEN, VIC 3754	\$600,000	16/12/2017

7 SUBZERO DR, DOREEN, VIC 3754	*\$510,000	01/12/2017
13 LAURIMAR BVD, DOREEN, VIC 3754	\$540,000	22/11/2017
45 SANCTUM CCT, DOREEN, VIC 3754	\$550,000	06/11/2017