



**first
national**
REAL ESTATE



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

4 2 2

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

4 2 2

Sale Price

***\$578,000**

Sale Date: 27/02/2018

Distance from Property: 358m



39 MARLEY BVD, DOREEN, VIC 3754

4 2 2

Sale Price

***\$565,000**

Sale Date: 01/02/2018

Distance from Property: 3.6km



2 BRAEHEID CRT, DOREEN, VIC 3754

4 2 2

Sale Price

***\$580,000**

Sale Date: 01/02/2018

Distance from Property: 345m



This report has been compiled on 22/03/2018 by First National Real Estate Janssen & Co. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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39 YELLOW BRICK RD, DOREEN, VIC 3754

4 2 2

Sale Price
\$600,000

Sale Date: 16/12/2017

Distance from Property: 601m



7 SUBZERO DR, DOREEN, VIC 3754

4 2 1

Sale Price
***\$510,000**

Sale Date: 01/12/2017

Distance from Property: 1.8km



13 LAURIMAR BVD, DOREEN, VIC 3754

4 2 2

Sale Price
\$540,000

Sale Date: 22/11/2017

Distance from Property: 2.7km



45 SANCTUM CCT, DOREEN, VIC 3754

4 2 2

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

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

Unit

Suburb

DOREEN

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

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