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	33 Painted Hills Road, Doreen Vic 3754

Indicative selling price

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

Range between $520,000 & $570,000

Median sale price

Median price $750,000 Property Type House Suburb Doreen

Period - From 25/07/2023 to 24/07/2024 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	45 Painted Hills Rd DOREEN 3754	$550,000	14/05/2024
2	21 Courthouse Wlk DOREEN 3754	$600,000	11/04/2024
3	6 Courthouse Wlk DOREEN 3754	$540,000	17/03/2024

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: 25/07/2024 11:13

33 Painted Hills Road, Doreen Vic 3754

Jake Rushton
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3 2 - 2

Property Type: Land
Land Size: 214 sqm approx

Agent Comments

Indicative Selling Price
$520,000 - $570,000
Median House Price
25/07/2023 - 24/07/2024: $750,000

Comparable Properties



45 Painted Hills Rd DOREEN 3754 (REI/VG)

3 2 2

Price: $550,000
Method: Private Sale
Date: 14/05/2024
Rooms: 4
Property Type: House (Res)
Land Size: 162 sqm approx

Agent Comments



21 Courthouse Wlk DOREEN 3754 (REI/VG)

3 2 2

Price: $600,000
Method: Private Sale
Date: 11/04/2024
Property Type: Townhouse (Single)
Land Size: 258 sqm approx

Agent Comments



6 Courthouse Wlk DOREEN 3754 (REI/VG)

3 2 2

Price: $540,000
Method: Private Sale
Date: 17/03/2024
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 228 sqm approx

Agent Comments

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