



## YOUR ANZ PROPERTY PROFILE REPORT

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**35 PAINTED HILLS RD,  
DOREEN 3754**

Date created:

15 August 2023

Powered by:



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### Your free Property Profile Report

## What's in this report?

#### YOUR PROPERTY PROFILE

Find out the property's features, estimated price range and sales history.

#### SELECTED COMPARABLE PROPERTIES

What are the prices and features of properties recently sold, for sale and for rent in the area?

#### PROPERTY PROFILE OF DOREEN

Follow the local price trends, clearance rates, rental yields and more.

#### INTERESTING SUBURB INSIGHTS

Discover more about the suburb including local amenities.

#### SUBURB SALES RESULTS

Facts for sellers including property sales by price range and real estate agent results.

#### IMPORTANT INFORMATION

This ANZ Property Profile Report is not personal advice or a recommendation. It contains general information only and does not take into account your personal needs and financial circumstances. It is for personal use only. This report includes information provided by ANZ and PropTrack Pty Ltd (PropTrack). While ANZ has endeavoured to ensure that the information in this report is accurate as at the date this report was created, the information may change and ANZ takes no responsibility for any error or omission relating to this information.

# YOUR PROPERTY PROFILE



House 3  2  2 

## 35 Painted Hills Rd, Doreen 3754

**Lot/Plan number:** Lot 140/PS721241  
**Property type:** House  
**Land size:** Approximately 301 sqm  
**Land use:** Residential

### Points of interest:

- Laurimar Cricket Club Inc. (216m)
- Laurimar Primary School (237m)
- Doreen Fire Station (1.3km)

powered by 

 **Melbourne CBD**  
**29.6km**

 **Primary school**  
**237m**

### Current market price range estimate:

**\$586,150 - \$647,850**

### Midpoint:


**\$617,000**

This price range estimate<sup>1</sup> isn't a valuation<sup>2</sup> of the property or guarantee of its market value or future sale price, it is an estimate only based on certain available information. Price ranges may change daily and the actual sale price (if the property is sold) may be different.

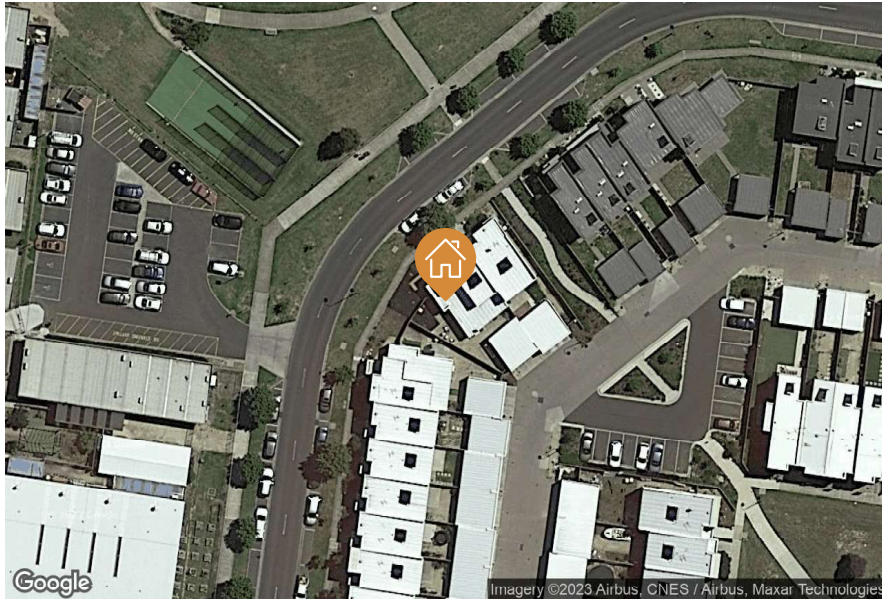
You should make your own enquiries and obtain independent financial and legal advice before deciding whether to invest in property or deciding the price you are willing to pay for a property. Sales history and past performance are not indicative of future price or performance.

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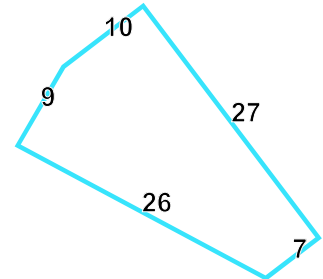
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# YOUR PROPERTY PROFILE



Land size:  
Approximately 301 sqm



MEDIAN DAYS ON MARKET  
FOR SIMILAR PROPERTIES<sup>4</sup> IN  
DOREEN:

**21**

## Sale history for 35 Painted Hills Rd, Doreen 3754

Date	Price	Type of sale	Sale result	Agency name
29 Jun 15	\$403,300	Private Treaty	Sold	-

Seeing many properties? Take notes to remember.

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Apply for an Approval in Principle\*\*.

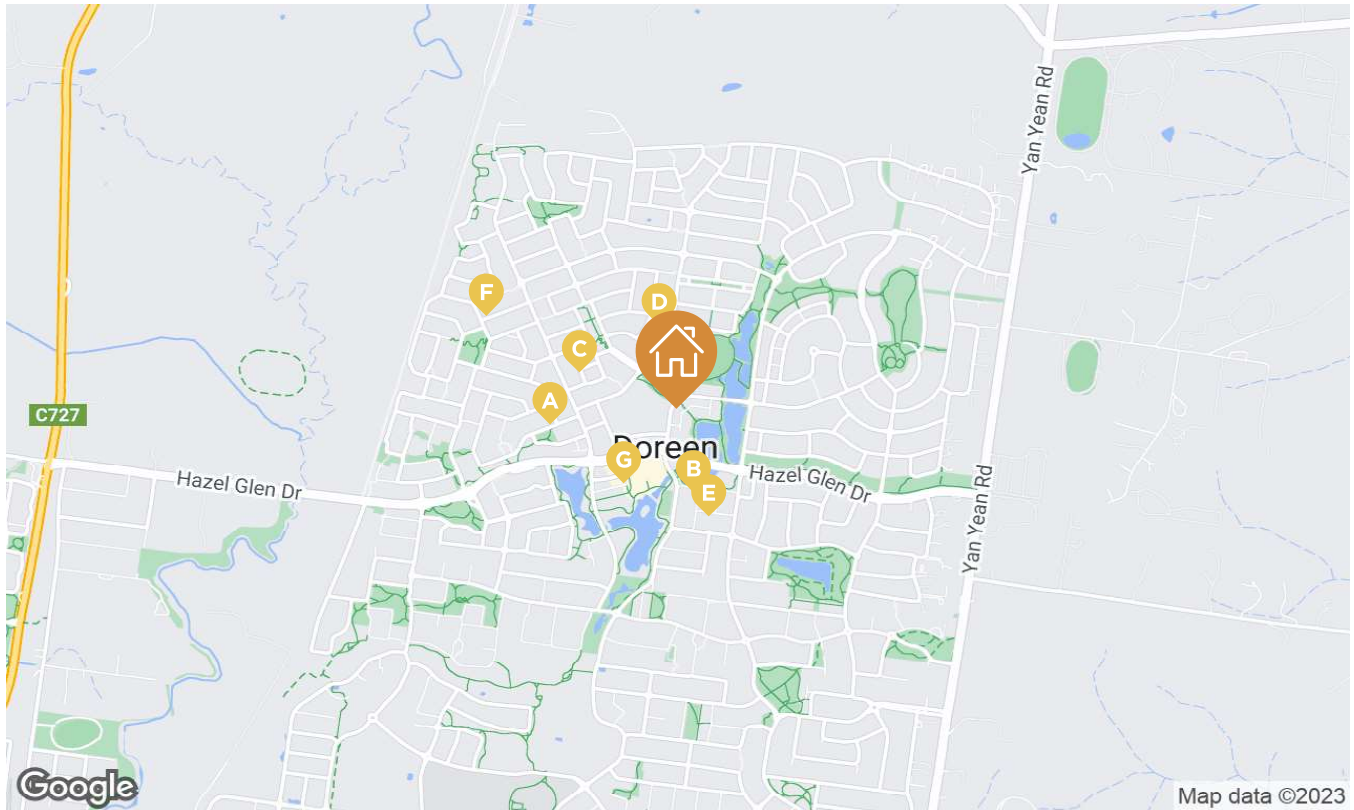
We can help you work out exactly how much you can afford to borrow so you can bid with confidence.

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## RECENTLY SOLD HOUSES IN DOREEN

SOLD

PropTrack has selected a number of recently sold properties to assist you to assess 35 Painted Hills Rd, Doreen. These are chosen based on property features, recency of sale and distance to your selected property.



**Sold for: \$600,000**

3 1 1

**A 65 Coulthard Cres, Doreen**

Land size: Approx. 320 sqm  
Agency name: Ray White

Sold on: 03 May 23  
Sale type: Auction  
Listed on: 30 Apr 23



**Sold for: \$570,000**

3 2 2

**B 21 Kyarra Dr, Doreen**

Land size: Approx. 262 sqm  
Agency name: CHWYLA

Sold on: 03 Apr 23  
Sale type: Private Treaty  
Listed on: 02 Apr 23

## RECENTLY SOLD HOUSES IN DOREEN



**Sold for: Not Available**

3 2 2

**C 7 Lanner Way, Doreen**

Land size: Approx. 349 sqm  
Features: Built in wardrobes



**Sold for: \$680,000**

3 2 2

**D 5 Baza Link, Doreen**

Land size: Approx. 212 sqm  
Agency name: CHWYLA

Sold on: 17 May 23  
Sale type: Private Treaty  
Listed on: 14 May 23



**Sold for: Not Available**

3 2 1

**E 6 Morinda Way, Doreen**

Land size: Approx. 212 sqm



**Sold for: \$675,000**

3 2 2

**F 63 Mac Knight Wynd, Doreen**

Land size: Approx. 371 sqm  
Agency name: Woodards

Sold on: 28 May 23  
Sale type: Private Treaty  
Listed on: 28 May 23



**Sold for: \$570,000**

3 2 2

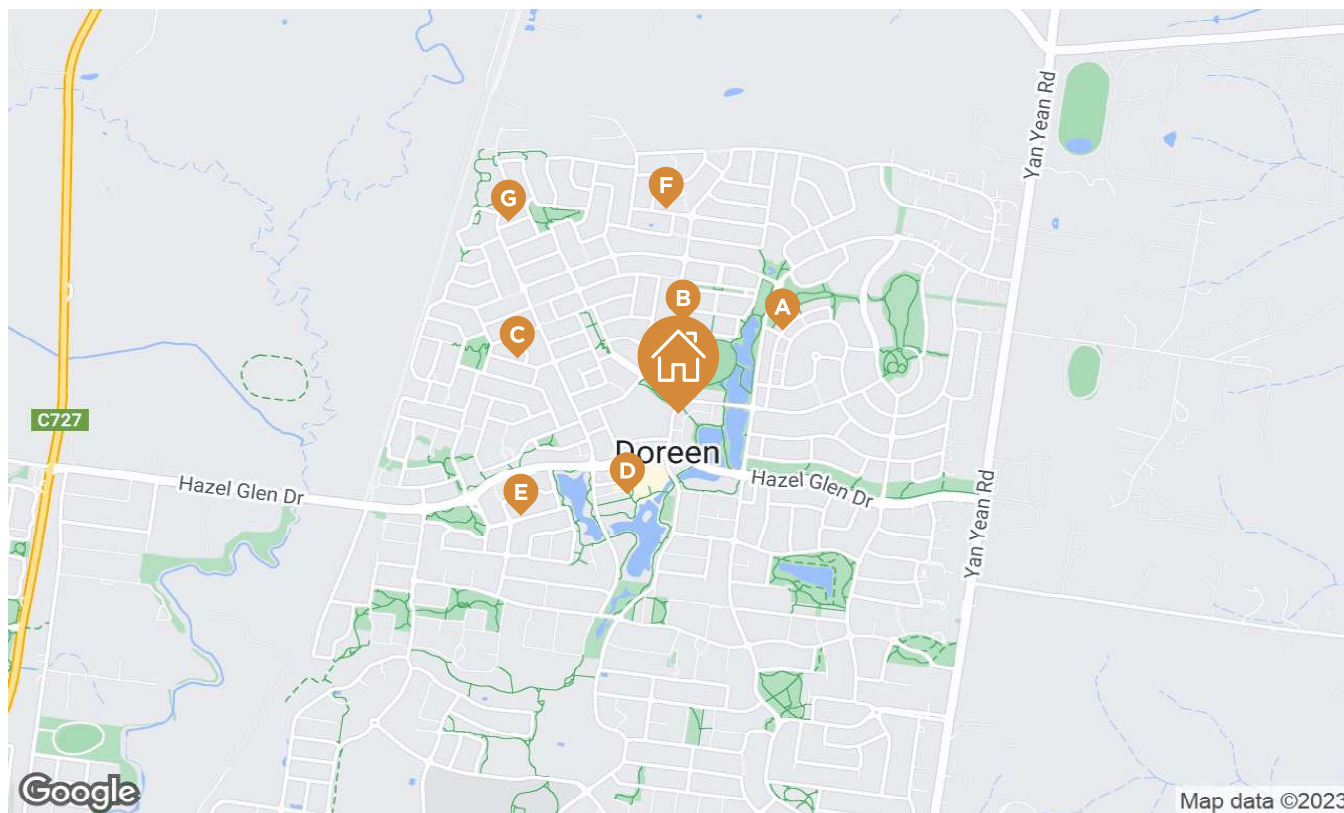
**G 1 Newstead Dr, Doreen**

Land size: Approx. 235 sqm  
Features: Air conditioning, Built in wardrobes  
Agency name: Morrison Kleeman

Sold on: 31 Mar 23  
Sale type: Private Treaty  
Listed on: 26 Mar 23

# HOUSES FOR SALE IN DOREEN

PropTrack has selected a number of properties recently listed for sale to assist you to assess 35 Painted Hills Rd, Doreen. These are chosen based on property features, recency of listing and distance to your selected property.



Advertised price: \$790,000

3 2 -

**A 3 Retreat Pl, Doreen**

Land size: Approx. 287 sqm  
 Agency name: No Agent Property

Sale type: Private Treaty  
 Listed on: 23 Jul 23



Advertised price: \$680,000

4 2 2

**B 56 Montville St, Doreen**

Land size: Approx. 306 sqm  
 Features: Built in wardrobes, Heating  
 Agency name: Barry Plant

Sale type: Private Treaty  
 Listed on: 30 Jul 23

# HOUSES FOR SALE IN DOREEN



**Advertised price: \$550,000**

3 2 1

**C 16 Tooradin Cres, Doreen**

Land size: Approx. 250 sqm  
Features: Air conditioning  
Agency name: Ray White

Sale type: Auction  
Listed on: 16 Jul 23



**Advertised price: \$605,000**

3 2 2

**D 5 Bathurst Lane, Doreen**

Land size: Approx. 216 sqm  
Agency name: Marchetti Group

Sale type: Private Treaty  
Listed on: 23 Jul 23



**Advertised price: \$545,000**

2 1 1

**E 20 Beltons Way, Doreen**

Land size: Approx. 319 sqm  
Features: Air conditioning, Built in wardrobes, Dishwasher, Heating  
Agency name: Jellis Craig

Sale type: Private Treaty  
Listed on: 30 Jul 23



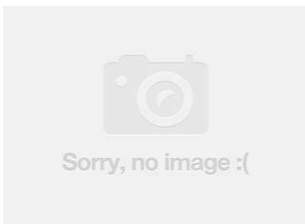
**Advertised price: \$600,000**

3 2 2

**F 50 Woorawa Dr, Doreen**

Land size: Approx. 350 sqm  
Agency name: Ray White

Sale type: Private Treaty  
Listed on: 16 Jul 23



**Advertised price: \$600,000**

4 2 2

**G 1 Westlander Way, Doreen**

Land size: Approx. 292 sqm  
Agency name: RISTIC REAL ESTATE

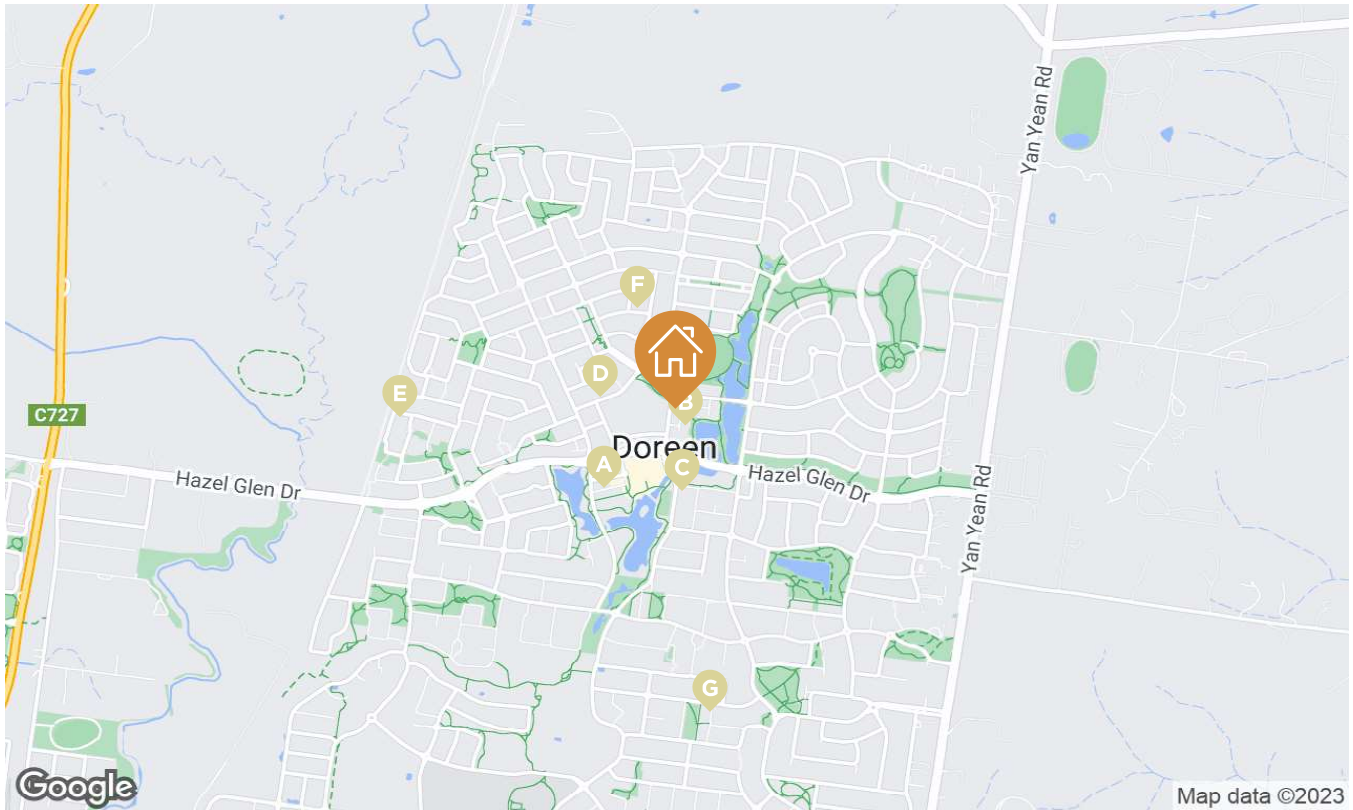
Sale type: Private Treaty  
Listed on: 16 Jul 23



# HOUSES FOR RENT IN DOREEN



PropTrack has selected a number of properties recently listed for rent to assist you to assess 35 Painted Hills Rd, Doreen. These are chosen based on property features, recency of listing and distance to your selected property.



**Advertised rent: \$500 (per week)**



**A 19 Newstead Dr, Doreen**

Land size: Approx. 300 sqm  
Agency name: JR Property Group

Listed on: 16 Jul 23



**Advertised rent: \$450 (per week)**



**B 26 Courthouse Walk, Doreen**

Land size: Approx. 255 sqm  
Agency name: Melbourne Realty Group

Listed on: 06 Aug 23

# HOUSES FOR RENT IN DOREEN

RENT



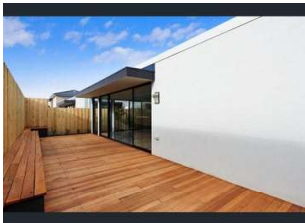
**Advertised rent: \$440 (per week)**

3 2 2

**C 27 Kyarra Dr, Doreen**

Land size: Approx. 274 sqm  
Agency name: Morrison Kleeman

Listed on: 16 Jul 23



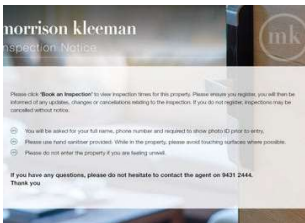
**Advertised rent: \$470 (per week)**

3 2 2

**D 11 Montville St, Doreen**

Land size: Approx. 349 sqm  
Features: Air conditioning, Built in wardrobes, Dishwasher, Heating  
Agency name: LJ Hooker Epping

Listed on: 16 Jul 23



**Advertised rent: \$450 (per week)**

3 2 2

**E 15 Walker Dr, Doreen**

Land size: Approx. 291 sqm  
Features: Air conditioning, Built in wardrobes, Dishwasher, Heating  
Agency name: Morrison Kleeman

Listed on: 30 Jul 23



**Advertised rent: \$440 (per week)**

3 2 1

**F 12 Owl Rd, Doreen**

Land size: Approx. 221 sqm  
Features: Built in wardrobes, Dishwasher, Heating  
Agency name: Millership & Co

Listed on: 06 Aug 23



**Advertised rent: \$450 (per week)**

3 2 2

**G 12 Gentle Walk, Doreen**

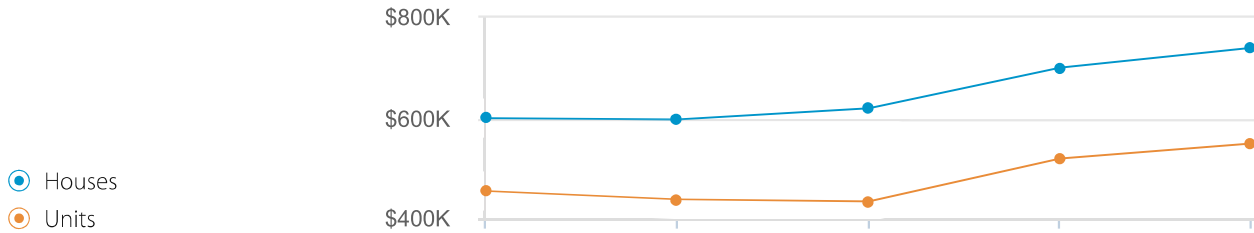
Land size: Approx. 333 sqm  
Agency name: RESIDER Real Estate

Listed on: 06 Aug 23

# PROPERTY PROFILE OF DOREEN

## What is the property price trend in Doreen over the past 5 years?

The following graph and snapshot show the median price trends for houses and units in Doreen. The data is indicative only and is based on historical sales data.



		2018	2019	2020	2021	2022
House	Median	\$600K	\$598K	\$620K	\$701K	\$740K
	Change	9.84%	-0.46%	3.77%	12.98%	5.64%
Unit	Median	\$456K	\$439K	\$435K	\$520K	\$550K
	Change	33.97%	-3.62%	-0.91%	19.54%	5.77%

Based on calendar years

## Suburb snap shot for 12 months ending July 2023

Number of existing dwellings:	10,711	Auction clearance rate <sup>7</sup> (houses):	83.45% ↓
Number of dwellings sold:	411 ↓	Median days on market <sup>8</sup> :	NA
Portion of dwellings sold <sup>5</sup> (% of turnover):	3.84%	Median discounting <sup>9</sup> (houses):	-0.04% ↑
Median house price <sup>6</sup> :	\$715,000 ↓	Highest sold price (houses):	\$7,200,000 ↑
Number of houses sold at auction:	53	Lowest sold price (houses):	\$173,045 ↑

Arrows signify change compared to previous 12 month period

### 5 YEAR TREND<sup>10</sup>

Median prices: 2017-2022

Houses

6.35%

State: 6.42%  
National: 6.31%

Units

10.95%

State: 2.39%  
National: 2.55%

### MEDIAN PRICE<sup>6</sup>

12 months to Dec 2022 vs previous 12 months

Houses

-3.38%

State: -2.85%  
National: 1.18%

Units

3.23%

State: -5.12%  
National: -0.70%

### RENTAL YIELD<sup>11</sup>

12 months to Dec 2022 vs previous 12 months

Houses

3% ↑

State: 3%  
National: 3%

Units

3% ↑

State: 3%  
National: 4%

### AUCTION CLEARANCE RATE<sup>7</sup>

12 months to Dec 2022 vs previous 12 months

Houses

83.45% ↓

State: 82.78%  
National: 83.30%

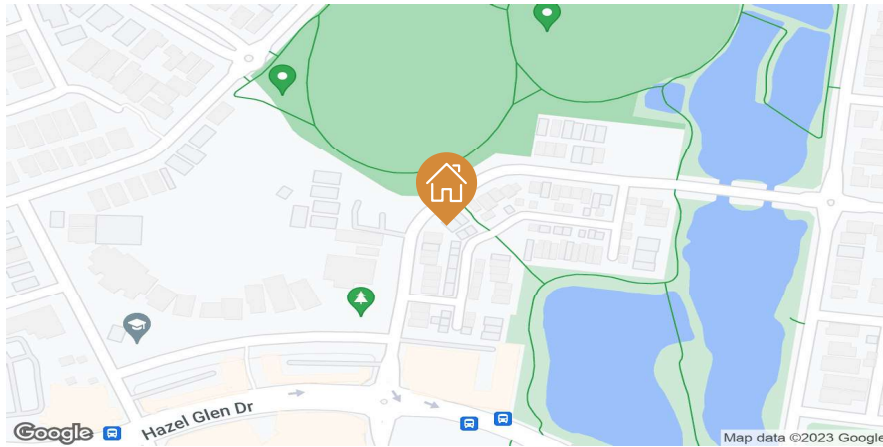
Units

SNR

State: 83.40%  
National: 84.50%

Data Source: PropTrack Pty Ltd  
NA – Data not available; SNR – Statistically not reliable

# INTERESTING SUBURB INSIGHTS



## ABOUT DOREEN

**Population:**

11,276

**Closest CBD:**

Melbourne CBD

**Distance to CBD:**

29.6km

**Local council:**

Whittlesea

**Shopping**

- Woolworths Laurimar
- Laurimar Town Center

**Emergency Services**

- Doreen Fire Station

**Schools**

- Laurimar Primary School
- St Paul the Apostle Catholic Primary Sch...

**Sports & Recreation Facilities**

- Laurimar Cricket Club Inc.

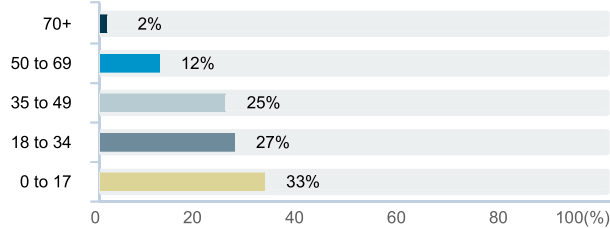
**Other Services**

- Australia Post

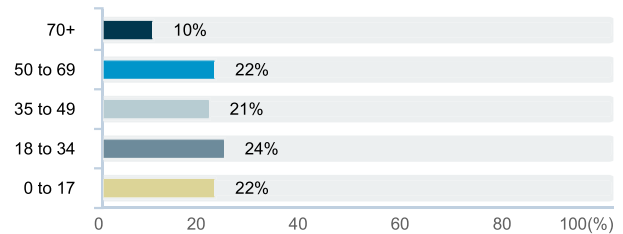
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## AGE DISTRIBUTION

### Doreen

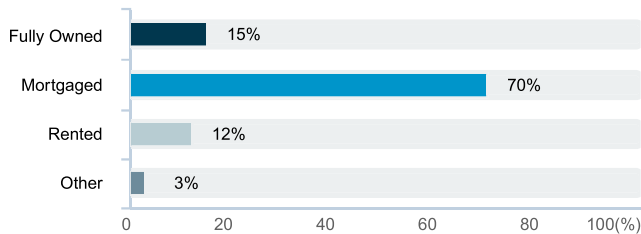


### Victoria

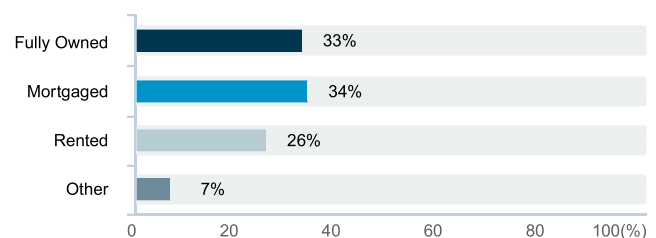


## DO RESIDENTS MAINLY OWN OR RENT?

### Doreen



### Victoria

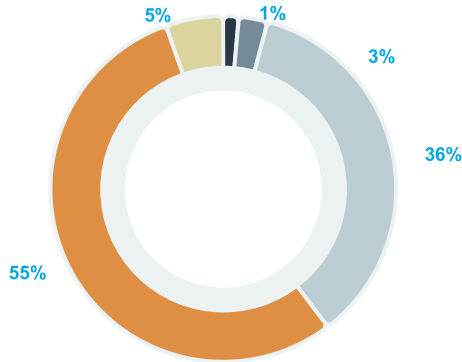


Source: The above information is indicative only, and is based on data from the Australian Bureau of Statistics under a Creative Commons Attribution Licence 4.0 International licence and research by PropTrack Pty Ltd.

# SALES RESULTS IN DOREEN

## HOUSES FOR SALE - BY BEDROOM COUNT

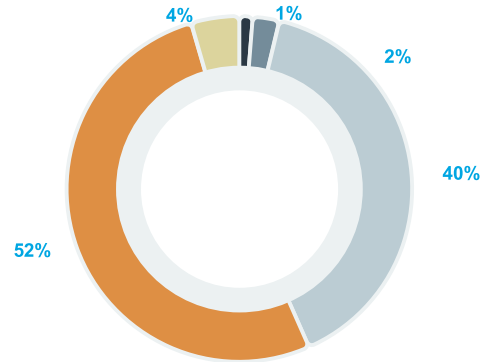
Percentage of houses advertised for sale by bedroom count  
Auction and Private treaty - 12 months to August 2023



- 1 Bedroom House (1%)
- 2 Bedroom House (3%)
- 3 Bedroom House (36%)
- 4 Bedroom House (55%)
- 5+ Bedroom House (5%)

## HOUSES SOLD - BY BEDROOM COUNT

Percentage of houses sold by bedroom count  
Auction and Private treaty - 12 months to July 2023

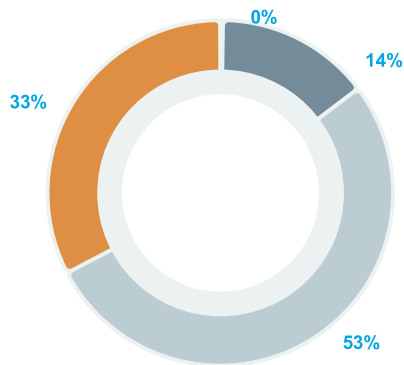


- 1 Bedroom House (1%)
- 2 Bedroom House (2%)
- 3 Bedroom House (40%)
- 4 Bedroom House (52%)
- 5+ Bedroom House (4%)

Records without bedroom count are not included above. Figures are rounded to the nearest percentage.  
Source: PropTrack Pty Ltd.

## HOUSES SOLD - BY PRICE RANGE

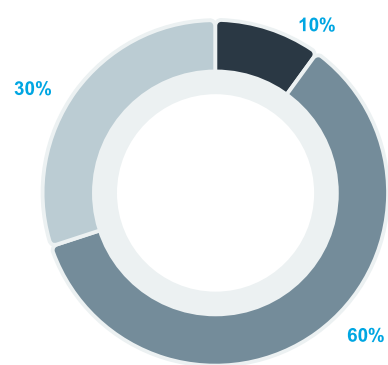
Percentage of houses sold by price range  
Auction and Private treaty - 12 months to July 2023



- <= \$200,000 (0%)
- \$400,000 to \$600,000 (14%)
- \$600,000 to \$800,000 (53%)
- > \$800,000 (33%)

## UNITS SOLD - BY PRICE RANGE

Percentage of units sold by price range  
Auction and Private treaty - 12 months to July 2023



- <= \$200,000 (10%)
- \$400,000 to \$600,000 (60%)
- \$600,000 to \$800,000 (30%)

Records without price are not included above. Figures are rounded to the nearest percentage.  
Source: PropTrack Pty Ltd.

# SALES RESULTS AS REPORTED BY PROTRACK FOR DOREEN

## What is this data based on?

This data is provided by PropTrack Pty Ltd, sourced on or before the date on the report, for the period specified. A maximum of ten entries per table are displayed and are arranged in alphabetical order by agency name if results are the same. Figures are rounded to nearest whole number. Information on this page is general only and is not a substitute for professional advice in relation to real estate agents.

## MEDIAN DAYS ON MARKET FOR PRIVATE TREATY SALES<sup>12</sup>

Agencies by ascending median days on market  
12 months to August 2023

Agency name	Number listed (private treaty only)	Median days on the market
LJ Hooker	3	10
CHWYLA	49	17
Morrison Kleeman	81	17
Ray White	55	18
Fletchers	25	22
Jellis Craig	11	22
Millership & Co	4	26
YPA Estate Agents Doreen	3	29
Marchetti Group	11	30
Barry Plant	7	31

Agencies must have at least three recorded listed sales in the time period.  
Source: PropTrack Pty Ltd.

## NUMBER OF AUCTION LISTINGS

Agencies by descending number of listings  
12 months to August 2023

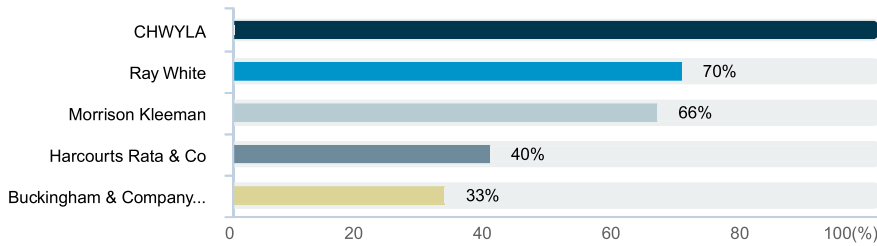
Agency name	Number of auction listings	Number of auction sales
Ray White	27	19
Harcourts Rata & Co	5	2
CHWYLA	4	4
Buckingham & Company Estate Agents	3	1
Morrison Kleeman	3	2

Agencies must have at least three recorded auctions in the time period.  
Source: PropTrack Pty Ltd.

# SALES RESULTS AS REPORTED BY PROPTRACK FOR DOREEN

## AUCTION CLEARANCE RATE<sup>7</sup>

Agencies by descending order of auction clearance rates  
12 months to August 2023



Suburb clearance rate

83%

Agencies must have at least three recorded listed sales in the time period.  
Source: PropTrack Pty Ltd.

## IMPORTANT INFORMATION

\*The ANZ Property Profile Report is not a valuation and the property has not been inspected for the purposes of this report.

PropTrack's price ranges and price midpoints provided by ANZ in ANZ Property Profile Reports are indicative only and are not valuations. They are based on a range of data sources which are subject to their availability at the time of publication, including information provided by ANZ and public sales history (which may not include all property sales results).

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\*\*Approval in Principle is available to eligible customers who apply for an ANZ home loan, complete an application form and satisfy other eligibility criteria. An Approval in Principle is an approval for a loan subject to conditions being met, including that loan security is satisfactory to ANZ.

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# GLOSSARY

## **<sup>1</sup> Price range estimate**

A price range estimate is an estimate only. It is based on certain available information and is not a valuation of the property or guarantee of its market value or future sale price. Price ranges may change daily and the actual sale price (if the property is sold) may be different.

## **<sup>2</sup> Valuation**

A valuation is conducted independently and is one of the matters which ANZ will consider in assessing an application for a home loan.

Generally speaking, a valuer may take into consideration fair market value, risks associated with the property and comparative sales. A valuation is different to a PropTrack Pty Ltd price range estimate or the price a buyer has decided to pay for a property.

## **<sup>3</sup> Days on market for the property**

The number of days it has taken from the initial date of advertisement to the date of report generation.

## **<sup>4</sup> Median days on market for similar properties**

The median number of days it has taken to sell properties (houses & units). Measured from the initial date of advertisement to the exchange date of sale.

## **<sup>5</sup> Portion of dwellings sold**

Total no. of dwellings sold divided by the total no. of dwellings (for the suburb).

## **<sup>6</sup> Median price**

Median is the middle price when all prices are sorted from lowest to highest. A median price is based on a minimum of 10 sales.

## **<sup>7</sup> Auction clearance rate**

The percentage of properties put to auction that sold 'under the hammer' or prior to auction.

## **<sup>8</sup> Median days on market**

The median number of days it has taken to sell properties (houses & units). Measured from the initial date of advertisement to the exchange date of sale.

## **<sup>9</sup> Median Discounting**

A percentage of the amount that a property has been discounted or negotiated down from its initial advertised asking price to the contract price.

## **<sup>10</sup> 5 year trend**

Trimmed average of the annual percentage change of median prices for the past 5 years.

## **<sup>11</sup> Rental yield**

A percentage of the annualised rental median divided by the annualised median sold for the suburb.

## **<sup>12</sup> Median days on market, private treaty only**

The median number of days it has taken to sell properties (houses & units) via private treaty only. Measured from the initial date of advertisement to the exchange date of sale.

## CONTACT



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