

## 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

14 Wicybush Street, Doreen Vic 3754

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$430,000

&

\$450,000

#### Median sale price

Median price

\$630,000

House

X

Unit

Suburb

Doreen

Period - From

01/07/2018

to

30/09/2018

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	8 Hehr St DOREEN 3754	\$450,000	11/10/2018
2	13 Solitude La DOREEN 3754	\$450,000	16/07/2018
3	109 Fortress Rd DOREEN 3754	\$440,000	29/06/2018

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.



**Rooms:**

**Property Type:** Land

**Land Size:** 293 sqm approx

Agent Comments

## Comparable Properties

**8 Hehr St DOREEN 3754 (VG)**

Agent Comments



**Price:** \$450,000

**Method:** Sale

**Date:** 11/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 321 sqm approx

**13 Solitude La DOREEN 3754 (VG)**

Agent Comments



**Price:** \$450,000

**Method:** Sale

**Date:** 16/07/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 384 sqm approx

**109 Fortress Rd DOREEN 3754 (VG)**

Agent Comments



**Price:** \$440,000

**Method:** Sale

**Date:** 29/06/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 336 sqm approx