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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	14 Wicybush Street, Doreen Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$430,000	&	\$450,000
			<u> </u>

Median sale price

Median price	\$630,000	Hou	ise 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.

Add	dress 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

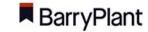
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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\$430,000 - \$450,000 **Median House Price** September quarter 2018: \$630,000

Indicative Selling Price





Property Type: Land Land Size: 293 sqm approx

Agent Comments

Comparable Properties

8 Hehr St DOREEN 3754 (VG)





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)

3





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)

-





Price: \$440,000 Method: Sale Date: 29/06/2018

Rooms: -

Property Type: House (Res) Land Size: 336 sqm approx

Agent Comments

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