

## 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

57 Fortress Road, Doreen Vic 3754

#### Indicative selling price

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

Range between \$480,000

&

\$520,000

#### Median sale price

Median price \$560,000

House

X

Unit

Suburb Doreen

Period - From 01/10/2016

to 30/09/2017

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	20 Hehr St DOREEN 3754	\$511,000	20/08/2017
2	6 Ashgate Dr DOREEN 3754	\$510,000	20/11/2017
3	28 Fossilstone Av DOREEN 3754	\$507,000	16/10/2017

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.~~



 3  2  2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 343 sqm approx

**Agent Comments**

## Comparable Properties



**20 Hehr St DOREEN 3754 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$511,000

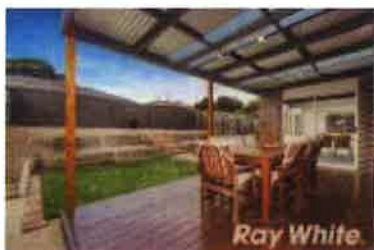
**Method:** Private Sale

**Date:** 20/08/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 325 sqm approx



**6 Ashgate Dr DOREEN 3754 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$510,000

**Method:** Sold Before Auction

**Date:** 20/11/2017

**Rooms:** -

**Property Type:** House (Res)



**28 Fossilstone Av DOREEN 3754 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$507,000

**Method:** Sale

**Date:** 16/10/2017

**Rooms:** -

**Property Type:** House (New - Detached)

**Land Size:** 350 sqm approx