

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

37 Fortress Road, Doreen Vic 3754

Indicative selling price

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

Range between \$495,000

&

\$544,500

Median sale price

Median price \$612,000

House

X

Unit

Suburb Doreen

Period - From 01/10/2017

to

31/12/2017

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	21 Heywood St DOREEN 3754	\$540,500	25/10/2017
2	8 Dargo Cr DOREEN 3754	\$540,000	26/10/2017
3	3 Ewan Ross Ct DOREEN 3754	\$537,000	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: Land
Land Size: 368 sqm approx
Agent Comments

Indicative Selling Price
 \$495,000 - \$544,500
Median House Price
 December quarter 2017: \$612,000

Comparable Properties



21 Heywood St DOREEN 3754 (REI)

Agent Comments

 3  2  2

Price: \$540,500
Method: Private Sale
Date: 25/10/2017
Rooms: 4
Property Type: House (Res)
Land Size: 416 sqm approx



8 Dargo Cr DOREEN 3754 (REI)

Agent Comments

 3  2  2

Price: \$540,000
Method: Private Sale
Date: 26/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 401 sqm approx



3 Ewan Ross Ct DOREEN 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$537,000
Method: Private Sale
Date: 16/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 345 sqm approx