

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

8 Fitzwilliam Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$830,000

&

\$890,000

Median sale price

Median price \$800,000

Property Type House

Suburb Doreen

Period - From 01/04/2022

to 30/06/2022

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	55 Vantage Point Blvd DOREEN 3754	\$850,000	02/08/2022
2	20 Birdwood Ct DOREEN 3754	\$831,500	21/06/2022
3	5 Birdwood Ct DOREEN 3754	\$830,000	02/06/2022

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.~~

This Statement of Information was prepared on:

21/09/2022 13:14



Property Type:
Divorce/Estate/Family Transfers
Land Size: 662 sqm approx
Agent Comments

Indicative Selling Price
\$830,000 - \$890,000
Median House Price
June quarter 2022: \$800,000

Comparable Properties

55 Vantage Point Blvd DOREEN 3754 (VG)

Agent Comments



Price: \$850,000
Method: Sale
Date: 02/08/2022
Property Type: House (Res)
Land Size: 528 sqm approx



20 Birdwood Ct DOREEN 3754 (REI/VG)

Agent Comments



Price: \$831,500
Method: Private Sale
Date: 21/06/2022
Property Type: House
Land Size: 561 sqm approx



5 Birdwood Ct DOREEN 3754 (REI/VG)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 02/06/2022
Property Type: House
Land Size: 576 sqm approx

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