

## 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 4 Fossilstone Avenue, Doreen Vic 3754**Indicative selling price**

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

Range between \$455,000 &amp; \$500,000

**Median sale price**Median price \$560,000 House ☒ 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 25 Bedervale Loop DOREEN 3754	\$475,000	09/09/2017
2 1 Nancarrow Dr DOREEN 3754	\$470,000	16/12/2017
3 61 Fortress Rd DOREEN 3754	\$465,000	07/08/2017

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.~~

4 Fossilstone Avenue, Doreen Vic 3754



Rob Drinkwater

9717 8801

0458 502 052

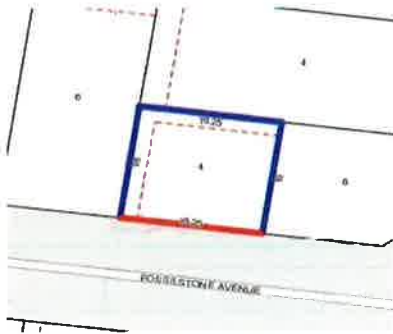
rdrinkwater@barryplant.com.au

**Indicative Selling Price**

\$455,000 - \$500,000

**Median House Price**

Year ending September 2017: \$560,000



**Rooms:**

**Property Type:** Land

**Agent Comments**

## Comparable Properties



**25 Bedervale Loop DOREEN 3754 (REI/VG)**

**Agent Comments**



**Price:** \$475,000

**Method:** Auction Sale

**Date:** 09/09/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 355 sqm approx

**1 Nancarrow Dr DOREEN 3754 (REI)**

**Agent Comments**



**Price:** \$470,000

**Method:** Auction Sale

**Date:** 16/12/2017

**Rooms:** -

**Property Type:** Unit

**Land Size:** 300 sqm approx



**61 Fortress Rd DOREEN 3754 (REI/VG)**

**Agent Comments**



**Price:** \$465,000

**Method:** Private Sale

**Date:** 07/08/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 312 sqm approx