

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

44 Fitzwilliam Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$575,000 & \$630,000

Median sale price

Median price \$650,000 Property Type House Suburb Doreen

Period - From 01/10/2019 to 31/12/2019 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	47 Sanctum Cirt DOREEN 3754	\$610,000	04/11/2019
2	22 Domenico St DOREEN 3754	\$605,000	16/11/2019
3	48 Timbertop Dr DOREEN 3754	\$602,500	21/09/2019

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:

20/01/2020 16:58



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Property Type: House (Res)
Land Size: 428 sqm approx
Agent Comments

Indicative Selling Price
 \$575,000 - \$630,000
Median House Price
 December quarter 2019: \$650,000

Comparable Properties



47 Sanctum Court DOREEN 3754 (REI/VG)

Agent Comments

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Price: \$610,000
Method: Private Sale
Date: 04/11/2019
Property Type: House (Res)
Land Size: 401 sqm approx



22 Domenico St DOREEN 3754 (REI/VG)

Agent Comments

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Price: \$605,000
Method: Auction Sale
Date: 16/11/2019
Rooms: 5
Property Type: House (Res)
Land Size: 448 sqm approx



48 Timbertop Dr DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$602,500
Method: Auction Sale
Date: 21/09/2019
Rooms: 5
Property Type: House (Res)
Land Size: 474 sqm approx