

## 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

5 Getaway Drive, Doreen Vic 3754

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$560,000 & \$610,000

#### 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	12 Garden Rd DOREEN 3754	\$602,000	12/12/2017
2	51 Fortress Rd DOREEN 3754	\$590,000	27/12/2017
3	7 Sanctum Cirt DOREEN 3754	\$586,500	29/11/2017

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.



**Rooms:**

**Property Type:** Land

**Agent Comments**

## Comparable Properties



**12 Garden Rd DOREEN 3754 (REI/VG)**

**Agent Comments**



**Price:** \$602,000

**Method:** Private Sale

**Date:** 12/12/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 442 sqm approx

**51 Fortress Rd DOREEN 3754 (REI)**

**Agent Comments**



**Price:** \$590,000

**Method:** Private Sale

**Date:** 27/12/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 469 sqm approx



**7 Sanctum Cirt DOREEN 3754 (REI/VG)**

**Agent Comments**



**Price:** \$586,500

**Method:** Private Sale

**Date:** 29/11/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 443 sqm approx