

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

6 Ashgate Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$595,000

&

\$625,000

Median sale price

Median price \$700,000

Property Type House

Suburb Doreen

Period - From 01/01/2023

to

31/03/2023

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	43 Fortress Rd DOREEN 3754	\$618,000	26/03/2023
2	8 Hehr St DOREEN 3754	\$605,000	27/03/2023
3	2 Cortland St DOREEN 3754	\$570,000	21/03/2023

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:

24/04/2023 11:47



 3  2  2

Property Type: House
Land Size: 385 sqm approx
Agent Comments

Indicative Selling Price
\$595,000 - \$625,000
Median House Price
March quarter 2023: \$700,000

Comparable Properties



43 Fortress Rd DOREEN 3754 (REI)

Agent Comments

 3  2  2

Price: \$618,000
Method: Auction Sale
Date: 26/03/2023
Property Type: House (Res)
Land Size: 350 sqm approx



8 Hehr St DOREEN 3754 (REI)

Agent Comments

 3  2  1

Price: \$605,000
Method: Private Sale
Date: 27/03/2023
Rooms: 4
Property Type: House (Res)
Land Size: 321 sqm approx



2 Cortland St DOREEN 3754 (REI/VG)

Agent Comments

 3  2  1

Price: \$570,000
Method: Private Sale
Date: 21/03/2023
Property Type: House
Land Size: 394 sqm approx