

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	61 Fortress Road, Doreen Vic 3754	
Including suburb and		
postcode		

Indicative selling price

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

Range between	\$430,000	&	\$470,000

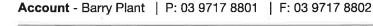
Median sale price

Median price	\$542,500	Н	ouse	x	Sub	ourb	Doreen
Period - From	01/04/2017	to	30/06	6/2017	Source	REIV	,

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
6 Shoal Cirt DOREEN 3754	\$470,000	14/07/2017
18 Hehr St DOREEN 3754	\$450,050	08/06/2017
64 Baigent Av DOREEN 3754	\$450,000	24/03/2017







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Rooms:

Property Type: Land Land Size: 517 sqm approx

Agent Comments

Indicative Selling Price \$430,000 - \$470,000 Median House Price June quarter 2017: \$542,500

Comparable Properties



6 Shoal Cirt DOREEN 3754 (REI)

Agent Comments

Price: \$470,000 Method: Private Sale Date: 14/07/2017 Rooms: 4

Property Type: House Land Size: 336 sqm approx

18 Hehr St DOREEN 3754 (REI)

3





Price: \$450,050 Method: Private Sale Date: 08/06/2017

Rooms: -

Property Type: House Land Size: 359 sqm approx Agent Comments



64 Baigent Av DOREEN 3754 (REI/VG)

3



Price: \$450,000 Method: Private Sale Date: 24/03/2017

Rooms: -

Property Type: House Land Size: 384 sqm approx **Agent Comments**

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