

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

61 Fortress Road, Doreen Vic 3754

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$430,000

&

\$470,000

Median sale price

Median price \$542,500

House

X

Suburb

Doreen

Period - From

01/04/2017

to

30/06/2017

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



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)

Agent Comments



Price: \$450,050
Method: Private Sale
Date: 08/06/2017
Rooms: -
Property Type: House
Land Size: 359 sqm approx



64 Baigent Av DOREEN 3754 (REI/VG)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 24/03/2017
Rooms: -
Property Type: House
Land Size: 384 sqm approx