

## 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

14 Fleetwood 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 \$500,000 & \$550,000

#### Median sale price

Median price \$586,500 House X Unit Suburb Doreen

Period - From 01/10/2018 to 31/12/2018 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	39 Elation Blvd DOREEN 3754	\$581,000	29/01/2019
2	12 Succession St DOREEN 3754	\$555,000	05/01/2019
3	31 Sanctum Cirt DOREEN 3754	\$540,000	12/01/2019

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.



**Rooms:**

**Property Type:** Land

**Land Size:** 530 sqm approx

**Agent Comments**

## Comparable Properties



**39 Elation Blvd DOREEN 3754 (REI)**

**Agent Comments**



**Price:** \$581,000

**Method:** Private Sale

**Date:** 29/01/2019

**Rooms:** 10

**Property Type:** House

**Land Size:** 498 sqm approx



**12 Succession St DOREEN 3754 (REI)**

**Agent Comments**



**Price:** \$555,000

**Method:** Private Sale

**Date:** 05/01/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 512 sqm approx



**31 Sanctum Cirt DOREEN 3754 (REI)**

**Agent Comments**



**Price:** \$540,000

**Method:** Private Sale

**Date:** 12/01/2019

**Rooms:** -

**Property Type:** House (Res)