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### 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 consur	ner.vic.gov.au/	underquoting

hange between \$500,000	Range between	\$500,000	&	\$550,000
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#### Median sale price

Median price	\$586,500	Hou	use 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.

Add	dress 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.

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**Indicative Selling Price** \$500,000 - \$550,000 **Median House Price** December quarter 2018: \$586,500



Rooms:

Property Type: Land Land Size: 530 sqm approx

**Agent Comments** 

## Comparable Properties



39 Elation Blvd DOREEN 3754 (REI)



Price: \$581,000 Method: Private Sale Date: 29/01/2019 Rooms: 10

Property Type: House Land Size: 498 sqm approx **Agent Comments** 



12 Succession St DOREEN 3754 (REI)



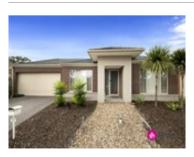


Price: \$555,000 Method: Private Sale Date: 05/01/2019

Rooms: -

Property Type: House (Res) Land Size: 512 sqm approx

Agent Comments



31 Sanctum Cirt DOREEN 3754 (REI)





Price: \$540,000 Method: Private Sale Date: 12/01/2019

Rooms: -

Property Type: House (Res)

**Agent Comments** 

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