

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

50 Fitzwilliam Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$560,000

&

\$610,000

Median sale price

Median price \$740,000

Property Type House

Suburb Doreen

Period - From 01/10/2021

to

31/12/2021

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	17 Flicker La DOREEN 3754	\$610,000	28/02/2022
2	13 Cortland St DOREEN 3754	\$610,000	01/12/2021
3	27 Windermere Pde DOREEN 3754	\$600,000	15/12/2021

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:

31/03/2022 10:00



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Property Type: House
(Residential)
Land Size: 360 sqm approx
Agent Comments

Indicative Selling Price
\$560,000 - \$610,000
Median House Price
December quarter 2021: \$740,000

Comparable Properties



17 Flicker La DOREEN 3754 (REI/VG)

Agent Comments

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Price: \$610,000
Method: Private Sale
Date: 28/02/2022
Property Type: House (Res)
Land Size: 320 sqm approx

13 Cortland St DOREEN 3754 (REI/VG)

Agent Comments

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Price: \$610,000
Method: Private Sale
Date: 01/12/2021
Property Type: House (Res)
Land Size: 314 sqm approx

27 Windermere Pde DOREEN 3754 (VG)

Agent Comments

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Price: \$600,000
Method: Sale
Date: 15/12/2021
Property Type: House (Res)
Land Size: 335 sqm approx

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