

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23 FITZWILLIAM DRIVE, DOREEN, VIC 3754

Indicative selling price

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

Price Range: \$480,000 to \$520,000

Median sale price

Median price \$565,000

House

Unit

Suburb

DOREEN

Period 01 July 2017 to 31 December 2017

Source

 pricfinder

Comparable property sales

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
52 ORCHARD RD, DOREEN, VIC 3754	\$505,000	14/09/2017
6 ASHGATE DR, DOREEN, VIC 3754	*\$510,000	29/11/2017
1 NANCARROW DR, DOREEN, VIC 3754	*\$470,000	16/12/2017