

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**35 Fortress Road,
DOREEN 3754**

House



3 beds



2 baths



2 parking

Indicative selling price

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

Range \$500,000 - \$550,000

Median sale price

Median **House** for **DOREEN** for period **Jul 2018 - Jun 2019**

Sourced from **RE IV**.

\$600,500

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

6 Lincoln Way,
Doreen 3754

Price **\$540,100** Sold 30 July
2019

7 Secluded Place,
Doreen 3754

Price **\$533,000** Sold 21 June
2019

5 Morton Close,
Doreen 3754

Price **\$515,000** Sold 26 July
2019

This Statement of Information was prepared on 19th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RE IV.

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