

MILLERSHIP & CO.



It's not about us,
it's about you.

STATEMENT OF INFORMATION

11 IMPULSE AVENUE, DOREEN, VIC 3754

PREPARED BY BRETT SPARKS, MILLERSHIP & CO, PHONE: 0411131938

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



NO IMAGE
AVAILABLE

Please contact agent for more information

11 IMPULSE AVENUE, DOREEN, VIC 3754



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Indicative Selling Price

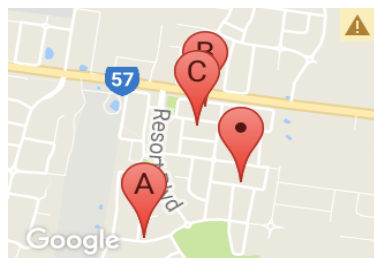
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

600,000 to 660,000

Provided by: Brett Sparks, Millership & Co

MEDIAN SALE PRICE



DOREEN, VIC, 3754

Suburb Median Sale Price (House)

\$570,000

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



10 ENDURANCE ST, DOREEN, VIC 3754



4



2



2

Sale Price

\$639,000

Sale Date: 24/09/2017

Distance from Property: 376m



14 PRESERVE CCT, DOREEN, VIC 3754



4



2



2

Sale Price

\$660,000

Sale Date: 29/09/2017

Distance from Property: 297m



10 HAMMOCK DR, DOREEN, VIC 3754



4



2



2

Sale Price

***\$655,000**

Sale Date: 02/03/2018

Distance from Property: 251m



This report has been compiled on 09/04/2018 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

11 IMPULSE AVENUE, DOREEN, VIC 3754

Indicative selling price

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

Price Range:

600,000 to 660,000

Median sale price

Median price

\$570,000

House

X

Unit

Suburb

DOREEN

Period

01 April 2017 to 31 March 2018

Source



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
10 ENDURANCE ST, DOREEN, VIC 3754	\$639,000	24/09/2017
14 PRESERVE CCT, DOREEN, VIC 3754	\$660,000	29/09/2017
10 HAMMOCK DR, DOREEN, VIC 3754	*\$655,000	02/03/2018