

MILLERSHIP & CO.



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

STATEMENT OF INFORMATION

8 MARENGO AVENUE, DOREEN, VIC 3754

PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 MARENGO AVENUE, DOREEN, VIC 3754  4  2  2

Indicative Selling Price

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

Price Range: \$585,000 to \$643,500

Provided by: Wayne Millership, Millership & Co Pty Ltd

MEDIAN SALE PRICE



DOREEN, VIC, 3754

Suburb Median Sale Price (House)

\$520,000

01 January 2017 to 30 June 2017

Provided by: 

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.



26 RUSSEL WAY, DOREEN, VIC 3754  4  2  2

Sale Price

***\$650,000**

Sale Date: 02/09/2017

Distance from Property: 1.6km



3 JORDAN CRT, DOREEN, VIC 3754  4  2  2

Sale Price

***\$622,500**

Sale Date: 07/09/2017

Distance from Property: 506m



3 HOBBY PL, DOREEN, VIC 3754  4  2  2

Sale Price

***\$635,000**

Sale Date: 30/08/2017

Distance from Property: 1.7km



This report has been compiled on 19/09/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



27 MONTVILLE ST, DOREEN, VIC 3754

 4  2  2

Sale Price

***\$650,000**

Sale Date: 18/08/2017

Distance from Property: 1.7km



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

8 MARENGO AVENUE, DOREEN, VIC 3754

Indicative selling price

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

Price Range:

\$585,000 to \$643,500

Median sale price

Median price

\$520,000

House

X

Unit

Suburb

DOREEN

Period

01 January 2017 to 30 June 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
26 RUSSEL WAY, DOREEN, VIC 3754	*\$650,000	02/09/2017
3 JORDAN CRT, DOREEN, VIC 3754	*\$622,500	07/09/2017
3 HOBBY PL, DOREEN, VIC 3754	*\$635,000	30/08/2017
27 MONTVILLE ST, DOREEN, VIC 3754	*\$650,000	18/08/2017