



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

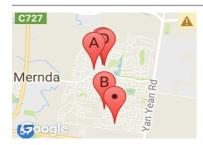
For the meaning of this price see consumer.vic.au/underquoting

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: **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.



26 RUSSEL WAY, DOREEN, VIC 3754







Sale Price

*\$650,000

Sale Date: 02/09/2017

Distance from Property: 1.6km





3 JORDAN CRT, DOREEN, VIC 3754







Sale Price

*\$622,500

Sale Date: 07/09/2017

Distance from Property: 506m





3 HOBBY PL, DOREEN, VIC 3754







Sale Price

*\$635,000

Sale Date: 30/08/2017

Distance from Property: 1.7km







27 MONTVILLE ST, DOREEN, VIC 3754 4 2 2 2 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
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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	Χ	Unit	Suburb	DOREEN
Period	01 January 2017 to 30 June 2017			Source	p	ricefinder

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

