



STATEMENT OF INFORMATION

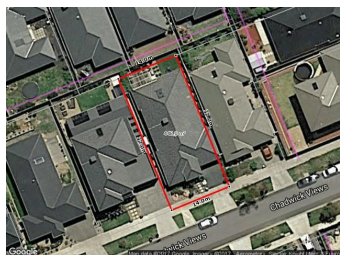
6 CHADWICK VIEWS, DOREEN, VIC 3754

PREPARED BY BRETT SPARKS, MILLERSHIP & CO PTY LTD

MILLERSHIP & CO.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 CHADWICK VIEWS, DOREEN, VIC 3754

3 2 2

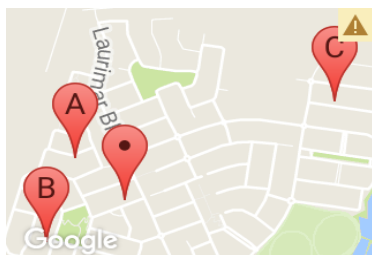
Indicative Selling Price

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

Price Range: 580,000 to 627,000

Provided by: Brett Sparks, Millership & Co Pty Ltd

MEDIAN SALE PRICE



DOREEN, VIC, 3754

Suburb Median Sale Price (House)

\$510,000

01 July 2016 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.



9 ORIENT DR, DOREEN, VIC 3754

4 2 2

Sale Price

\$625,000

Sale Date: 04/04/2017

Distance from Property: 221m



11 NASH GR, DOREEN, VIC 3754

4 2 2

Sale Price

\$576,000

Sale Date: 19/02/2017

Distance from Property: 299m



9 TALLAWONG DR, DOREEN, VIC 3754

4 2 2

Sale Price

***\$635,000**

Sale Date: 06/06/2017

Distance from Property: 775m



This report has been compiled on 12/07/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - 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

6 CHADWICK VIEWS, DOREEN, VIC 3754

Indicative selling price

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

Price Range:

580,000 to 627,000

Median sale price

Median price

\$510,000

House

Unit

Suburb

DOREEN

Period

01 July 2016 to 30 June 2017

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
9 ORIENT DR, DOREEN, VIC 3754	\$625,000	04/04/2017
11 NASH GR, DOREEN, VIC 3754	\$576,000	19/02/2017
9 TALLAWONG DR, DOREEN, VIC 3754	*\$635,000	06/06/2017