



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

STATEMENT OF INFORMATION

10 ISIDORE DRIVE, DOREEN, VIC 3754
PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 ISIDORE DRIVE, DOREEN, VIC 3754







Indicative Selling Price

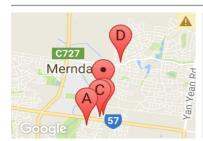
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$490,000 to \$539,000

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.



8 SANDOVER ST, DOREEN, VIC 3754







Sale Price

Price Withheld

Sale Date: 30/08/2017

Distance from Property: 933m





17 BASSETTS RD, DOREEN, VIC 3754







Sale Price

*\$500,250

Sale Date: 31/07/2017

Distance from Property: 530m





8 ASPECT DR, DOREEN, VIC 3754







Sale Price

\$541,500

Sale Date: 08/06/2017

Distance from Property: 580m







9 BOWER WAY, DOREEN, VIC 3754



Sale Price

*\$535,000

Sale Date: 16/09/2017

Distance from Property: 1.1km



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 | 10 ISIDORE DRIVE, DOREEN, VIC 3754 |
|---|------------------------------------|
|---|------------------------------------|

Indicative selling price

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

Price Range: \$490,000 to \$539,000

Median sale price

| Median price | \$520,000 | House | Unit | Suburb | DOREEN |
|--------------|---------------------------------|-------|--------|--------|------------|
| Period | 01 January 2017 to 30 June 2017 | | Source | | 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 |
|----------------------------------|----------------|--------------|
| 8 SANDOVER ST, DOREEN, VIC 3754 | Price Withheld | 30/08/2017 |
| 17 BASSETTS RD, DOREEN, VIC 3754 | *\$500,250 | 31/07/2017 |
| 8 ASPECT DR, DOREEN, VIC 3754 | \$541,500 | 08/06/2017 |
| 9 BOWER WAY, DOREEN, VIC 3754 | *\$535,000 | 16/09/2017 |

