



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

STATEMENT OF INFORMATION

3 PASPALUM WAY, DOREEN, VIC 3754

PREPARED BY MILLERSHIP & CO PTY LTD, 17 GORGE ROAD SOUTH MORANG

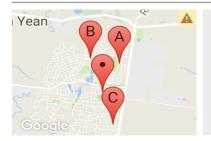
$\underline{\text{MILLERSHIP}} \underbrace{\text{MOD}}_{\text{CO.}}$

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



DOREEN, VIC, 3754

Suburb Median Sale Price (House)

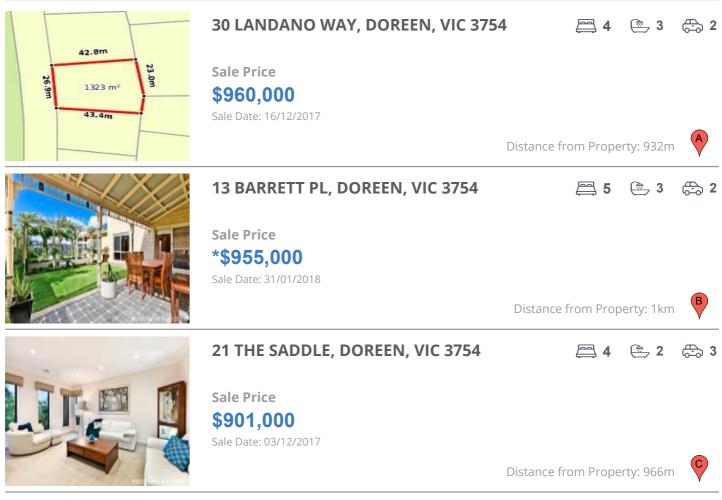
\$550,000

01 January 2017 to 31 December 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.



This report has been compiled on 19/02/2018 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 3 PASPALUM WAY, DOREEN, VIC 3754 postcode

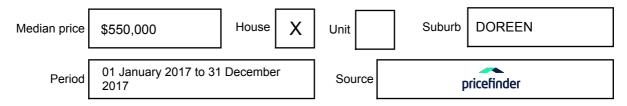
Indicative selling price

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

Price Range:

\$830,000 to \$910,000

Median sale price



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
30 LANDANO WAY, DOREEN, VIC 3754	\$960,000	16/12/2017
13 BARRETT PL, DOREEN, VIC 3754	*\$955,000	31/01/2018
21 THE SADDLE, DOREEN, VIC 3754	\$901,000	03/12/2017