

MILLERSHIP & CO.



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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 PASPALUM WAY, DOREEN, VIC 3754

3 2 2

Indicative Selling Price

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

Price Range: \$830,000 to \$910,000

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.



30 LANDANO WAY, DOREEN, VIC 3754

4 3 2

Sale Price

\$960,000

Sale Date: 16/12/2017

Distance from Property: 932m



13 BARRETT PL, DOREEN, VIC 3754

5 3 2

Sale Price

***\$955,000**

Sale Date: 31/01/2018

Distance from Property: 1km



21 THE SADDLE, DOREEN, VIC 3754

4 2 3

Sale Price

\$901,000

Sale Date: 03/12/2017

Distance from Property: 966m



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
postcode

3 PASPALUM WAY, DOREEN, VIC 3754

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

Median price

\$550,000

House

X

Unit


Suburb

DOREEN

Period

01 January 2017 to 31 December 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
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