



STATEMENT OF INFORMATION

18 HEHR STREET, DOREEN, VIC 3754

PREPARED BY BRETT SPARKS, MILLERSHIP & CO PTY LTD

MILLERSHIP & CO.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 HEHR STREET, DOREEN, VIC 3754

3 2 2

Indicative Selling Price

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

410,000 to 440,000

Provided by: Brett Sparks, Millership & Co Pty Ltd

SUBURB MEDIAN



DOREEN, VIC, 3754

Suburb Median Sale Price (House)

\$500,000

01 April 2016 to 31 March 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.



18 WINDERMERE PDE, DOREEN, VIC 3754

3 2 2

Sale Price

\$455,500

Sale Date: 22/01/2017

Distance from Property: 274m



5 WINDERMERE PDE, DOREEN, VIC 3754

3 2 1

Sale Price

\$400,000

Sale Date: 14/12/2016

Distance from Property: 295m



14 PERSIMMON WAY, DOREEN, VIC 3754

4 2 2

Sale Price

***\$435,000**

Sale Date: 08/03/2017

Distance from Property: 449m



This report has been compiled on 25/05/2017 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

18 HEHR STREET, DOREEN, VIC 3754

Indicative selling price

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

Single Price / Range

410,000 to 440,000

Median sale price

Median price

\$500,000

House

X

Unit

Suburb

DOREEN

Period

01 April 2016 to 31 March 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
18 WINDERMERE PDE, DOREEN, VIC 3754	\$455,500	22/01/2017
5 WINDERMERE PDE, DOREEN, VIC 3754	\$400,000	14/12/2016
14 PERSIMMON WAY, DOREEN, VIC 3754	*\$435,000	08/03/2017