

MILLERSHIP & CO.



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

STATEMENT OF INFORMATION

64 AYLESBURY BOULEVARD, DOREEN, VIC 3754

PREPARED BY BRETT SPARKS, MILLERSHIP & CO, PHONE: 0411131938

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



64 AYLESBURY BOULEVARD, DOREEN,

3 2 2

Indicative Selling Price

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

Price Range: 500,000 to 550,000

Provided by: Brett Sparks, Millership & Co

MEDIAN SALE PRICE



DOREEN, VIC, 3754

Suburb Median Sale Price (House)

\$570,000

01 April 2017 to 31 March 2018

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.



16 FITZWILLIAM DR, DOREEN, VIC 3754

3 2 2

Sale Price

***\$545,000**

Sale Date: 17/04/2018

Distance from Property: 2.3km



3 PETERBOROUGH DR, DOREEN, VIC 3754

3 2 2

Sale Price

***\$550,000**

Sale Date: 17/04/2018

Distance from Property: 1.9km



13 ONE TREE RD, DOREEN, VIC 3754

4 2 2

Sale Price

***\$540,000**

Sale Date: 28/03/2018

Distance from Property: 351m



This report has been compiled on 09/05/2018 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

64 AYLESBURY BOULEVARD, DOREEN, VIC 3754

Indicative selling price

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

Price Range:

500,000 to 550,000

Median sale price

Median price

\$570,000

House

X

Unit


Suburb

DOREEN

Period

01 April 2017 to 31 March 2018

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
16 FITZWILLIAM DR, DOREEN, VIC 3754	*\$545,000	17/04/2018
3 PETERBOROUGH DR, DOREEN, VIC 3754	*\$550,000	17/04/2018
13 ONE TREE RD, DOREEN, VIC 3754	*\$540,000	28/03/2018