

MILLERSHIP & CO.



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

STATEMENT OF INFORMATION

3 MIRANDA DRIVE, DOREEN, VIC 3754

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 MIRANDA DRIVE, DOREEN, VIC 3754

4 2 2

Indicative Selling Price

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

Price Range: 620,000 to 660,000

Provided by: Brett Sparks, Millership & Co

MEDIAN SALE PRICE



DOREEN, VIC, 3754

Suburb Median Sale Price (House)

\$600,000

01 October 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.



18 POMEGRANATE GR, MERNDA, VIC 3754

4 2 2

Sale Price

****\$650,000**

Sale Date: 16/03/2018

Distance from Property: 823m



10 HAMMOCK DR, DOREEN, VIC 3754

4 2 2

Sale Price

***\$655,000**

Sale Date: 02/03/2018

Distance from Property: 994m



3 TAGAMA CRT, DOREEN, VIC 3754

4 2 2

Sale Price

\$650,000

Sale Date: 21/01/2018

Distance from Property: 1.4km



This report has been compiled on 07/05/2018 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

3 MIRANDA DRIVE, DOREEN, VIC 3754

Indicative selling price

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

Price Range:

620,000 to 660,000

Median sale price

Median price

\$600,000

House

X

Unit


Suburb

DOREEN

Period

01 October 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
18 POMEGRANATE GR, MERNDA, VIC 3754	**\$650,000	16/03/2018
10 HAMMOCK DR, DOREEN, VIC 3754	*\$655,000	02/03/2018
3 TAGAMA CRT, DOREEN, VIC 3754	\$650,000	21/01/2018