

MILLERSHIP & CO.



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

STATEMENT OF INFORMATION

31 COOTAMUNDRA ROAD, DOREEN, VIC 3754

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



31 COOTAMUNDRA ROAD, DOREEN, VIC

4 2 2

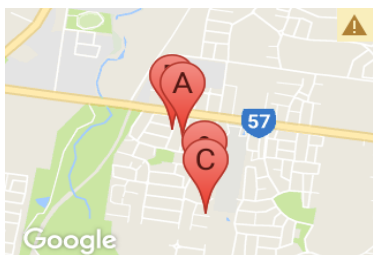
Indicative Selling Price

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

Price Range: **630,000 to 690,000**

Provided by: Brett Sparks, Millership & Co

MEDIAN SALE PRICE



DOREEN, VIC, 3754

Suburb Median Sale Price (House)

\$555,000

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.



11 MOUNTAIN WAY, DOREEN, VIC 3754

4 2 2

Sale Price

\$665,500

Sale Date: 18/12/2017

Distance from Property: 448m



7 WOODRIDGE CRES, DOREEN, VIC 3754

4 2 2

Sale Price

\$700,000

Sale Date: 03/11/2017

Distance from Property: 524m



5 MAHOGANY CRT, DOREEN, VIC 3754

3 2 2

Sale Price

\$668,500

Sale Date: 09/12/2017

Distance from Property: 127m



This report has been compiled on 29/03/2018 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

31 COOTAMUNDRA ROAD, DOREEN, VIC 3754

Indicative selling price

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

Price Range:

630,000 to 690,000

Median sale price

Median price

\$555,000

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
11 MOUNTAIN WAY, DOREEN, VIC 3754	\$665,500	18/12/2017
7 WOODRIDGE CRES, DOREEN, VIC 3754	\$700,000	03/11/2017
5 MAHOGANY CRT, DOREEN, VIC 3754	\$668,500	09/12/2017