

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 HEHR STREET, DOREEN, VIC 3754

3 2 2

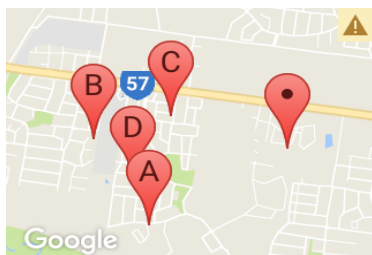
Indicative Selling Price

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

Price Range: \$480,000 to \$510,000

Provided by: Carmel Puttyfoot, Millership & Co Pty Ltd

MEDIAN SALE PRICE



DOREEN, VIC, 3754

Suburb Median Sale Price (House)

\$501,750

01 January 2017 to 30 June 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.



42 ELATION BVD, DOREEN, VIC 3754

3 2 2

Sale Price

\$480,000

Sale Date: 12/04/2017

Distance from Property: 1.1km



6 HERONVALE CRT, DOREEN, VIC 3754

3 2 2

Sale Price

***\$490,000**

Sale Date: 11/07/2017

Distance from Property: 1.3km



14 VITALITY ST, DOREEN, VIC 3754

3 2 2

Sale Price

\$506,000

Sale Date: 04/02/2017

Distance from Property: 794m



This report has been compiled on 25/07/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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3 LOFTUS LANE, DOREEN, VIC 3754

 **3**  **2**  **2**

Sale Price

\$511,300

Sale Date: 25/05/2017

Distance from Property: 1km



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

20 HEHR STREET, DOREEN, VIC 3754

Indicative selling price

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

Price Range:

\$480,000 to \$510,000

Median sale price

Median price

\$501,750

House

X

Unit

Suburb

DOREEN

Period

01 January 2017 to 30 June 2017

Source

 pricfinder

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
42 ELATION BVD, DOREEN, VIC 3754	\$480,000	12/04/2017
6 HERONVALE CRT, DOREEN, VIC 3754	*\$490,000	11/07/2017
14 VITALITY ST, DOREEN, VIC 3754	\$506,000	04/02/2017
3 LOFTUS LANE, DOREEN, VIC 3754	\$511,300	25/05/2017