

**MILLERSHIP & CO.**



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

## **STATEMENT OF INFORMATION**

26 RUSSEL WAY, DOREEN, VIC 3754

PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**26 RUSSEL WAY, DOREEN, VIC 3754**

4 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: 600,000 to 660,000**

Provided by: Wayne Millership, Millership & Co Pty Ltd

## MEDIAN SALE PRICE



**DOREEN, VIC, 3754**

Suburb Median Sale Price (House)

**\$510,900**

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.



**9 ORIENT DR, DOREEN, VIC 3754**

4 2 2

Sale Price

**\$625,000**

Sale Date: 04/04/2017

Distance from Property: 549m



**9 TREGOWAN PL, DOREEN, VIC 3754**

4 2 2

Sale Price

**\$735,000**

Sale Date: 14/03/2017

Distance from Property: 411m



**194 HAZEL GLEN DR, DOREEN, VIC 3754**

4 2 2

Sale Price

**\*\$675,100**

Sale Date: 03/07/2017

Distance from Property: 665m



This report has been compiled on 23/08/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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9 TALLAWONG DR, DOREEN, VIC 3754

 4  2  2

Sale Price

**\*\$635,000**

Sale Date: 06/06/2017

Distance from Property: 912m



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

26 RUSSEL WAY, DOREEN, VIC 3754

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

600,000 to 660,000

Median sale price

Median price

\$510,900

House

X

Unit


Suburb

DOREEN

Period

01 January 2017 to 30 June 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
9 ORIENT DR, DOREEN, VIC 3754	\$625,000	04/04/2017
9 TREGOWAN PL, DOREEN, VIC 3754	\$735,000	14/03/2017
194 HAZEL GLEN DR, DOREEN, VIC 3754	*\$675,100	03/07/2017
9 TALLAWONG DR, DOREEN, VIC 3754	*\$635,000	06/06/2017