



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







Indicative Selling Price

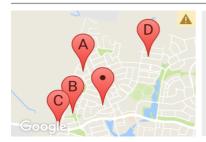
For the meaning of this price see consumer.vic.au/underquoting

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







Sale Price

\$625,000

Sale Date: 04/04/2017

Distance from Property: 549m





9 TREGOWAN PL, DOREEN, VIC 3754







Sale Price

\$735,000

Sale Date: 14/03/2017

Distance from Property: 411m





194 HAZEL GLEN DR, DOREEN, VIC 3754







Sale Price

*\$675.100

Sale Date: 03/07/2017

Distance from Property: 665m







9 TALLAWONG DR, DOREEN, VIC 3754 4 2 2 2 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

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		ricefinder

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

