

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**63 SERLE STREET, DOREEN, VIC 3754**

4 2 2

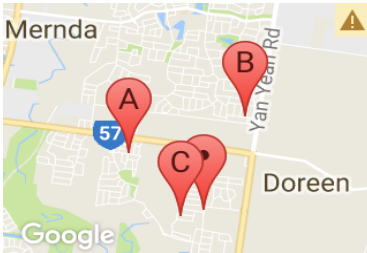
**Indicative Selling Price**

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

**Single Price: \$525,000**

Provided by: Andrew Pennisi, Pennisi Real Estate

## MEDIAN SALE PRICE



**DOREEN, VIC, 3754**

**Suburb Median Sale Price (House)**

**\$521,000**

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.



**19 ESCAPE DR, DOREEN, VIC 3754**

4 2 2

**Sale Price**

**\*\$525,000**

Sale Date: 13/09/2017

Distance from Property: 1.3km



**58 CATHEDRAL RISE, DOREEN, VIC 3754**

4 2 2

**Sale Price**

**\*\$547,000**

Sale Date: 22/07/2017

Distance from Property: 1.5km



**4 JOURNEY AVE, DOREEN, VIC 3754**

4 2 2

**Sale Price**

**\*\$620,000**

Sale Date: 07/08/2017

Distance from Property: 306m



This report has been compiled on 20/09/2017 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

63 SERLE STREET, DOREEN, VIC 3754

Indicative selling price

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

Single Price:

\$525,000

Median sale price

Median price

\$521,000

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 |
|-------------------------------------|------------|--------------|
| 19 ESCAPE DR, DOREEN, VIC 3754      | *\$525,000 | 13/09/2017   |
| 58 CATHEDRAL RISE, DOREEN, VIC 3754 | *\$547,000 | 22/07/2017   |
| 4 JOURNEY AVE, DOREEN, VIC 3754     | *\$620,000 | 07/08/2017   |