

STATEMENT OF INFORMATION

24 OUTBACK DRIVE, DOREEN, VIC 3754

PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD



MILLERSHIP & CO.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 OUTBACK DRIVE, DOREEN, VIC 3754

3 2 1

Indicative Selling Price

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

Price Range: \$470,000 to \$517,000

Provided by: Wayne Millership, Millership & Co Pty Ltd

MEDIAN SALE PRICE



DOREEN, VIC, 3754

Suburb Median Sale Price (House)

\$565,000

01 July 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.



12 OWL RD, DOREEN, VIC 3754

3 2 1

Sale Price

***\$450,000**

Sale Date: 28/11/2017

Distance from Property: 647m



13 KINGBIRD CRES, DOREEN, VIC 3754

3 2 1

Sale Price

\$480,000

Sale Date: 25/09/2017

Distance from Property: 651m



10 FAITHFUL WAY, DOREEN, VIC 3754

3 2 1

Sale Price

\$488,000

Sale Date: 23/08/2017

Distance from Property: 603m



This report has been compiled on 23/01/2018 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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26 OUTBACK DR, DOREEN, VIC 3754

 3  2  1

Sale Price

Price Withheld

Sale Date: 16/10/2017

Distance from Property: 8m



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

24 OUTBACK DRIVE, DOREEN, VIC 3754

Indicative selling price

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

Price Range:

\$470,000 to \$517,000

Median sale price

Median price

\$565,000

House

X

Unit

Suburb

DOREEN

Period

01 July 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
12 OWL RD, DOREEN, VIC 3754	*\$450,000	28/11/2017
13 KINGBIRD CRES, DOREEN, VIC 3754	\$480,000	25/09/2017
10 FAITHFUL WAY, DOREEN, VIC 3754	\$488,000	23/08/2017
26 OUTBACK DR, DOREEN, VIC 3754	Price Withheld	16/10/2017