



# STATEMENT OF INFORMATION

42 DOWNEY DRIVE, DOREEN, VIC 3754

PREPARED BY BRETT SPARKS, MILLERSHIP & CO PTY LTD

**MILLERSHIP & CO.**

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**42 DOWNEY DRIVE, 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: 790,000 to 840,000**

Provided by: Brett Sparks, Millership & Co Pty Ltd

## MEDIAN SALE PRICE



**DOREEN, VIC, 3754**

Suburb Median Sale Price (House)

**\$510,000**

01 July 2016 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.



**29 LAURIMAR HILL DR, DOREEN, VIC**

4 2 2

### Sale Price

**\$975,000**

Sale Date: 18/02/2017

Distance from Property: 406m



**11 RURAL PL, DOREEN, VIC 3754**

3 2 8

### Sale Price

**\*\$820,000**

Sale Date: 09/03/2017

Distance from Property: 813m



**49 ROAMING RD, DOREEN, VIC 3754**

4 3 2

### Sale Price

**\*\$810,000**

Sale Date: 26/05/2017

Distance from Property: 2.1km



This report has been compiled on 26/07/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

42 DOWNEY DRIVE, 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:

790,000 to 840,000

Median sale price

Median price

\$510,000

House

X

Unit

Suburb

DOREEN

Period

01 July 2016 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 |
|---------------------------------------|------------|--------------|
| 29 LAURIMAR HILL DR, DOREEN, VIC 3754 | \$975,000  | 18/02/2017   |
| 11 RURAL PL, DOREEN, VIC 3754         | *\$820,000 | 09/03/2017   |
| 49 ROAMING RD, DOREEN, VIC 3754       | *\$810,000 | 26/05/2017   |