

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 BOWER WAY, DOREEN, VIC 3754

4 2 2

Indicative Selling Price

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

Price Range: \$480,000 to \$520,000

Provided by: Tony Scatigno, Millership & Co Pty Ltd

MEDIAN SALE PRICE



DOREEN, VIC, 3754

Suburb Median Sale Price (House)

\$500,000

01 April 2016 to 31 March 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.



34 AYLESBURY BVD, DOREEN, VIC 3754

3 2 1

Sale Price

***\$475,000**

Sale Date: 15/06/2017

Distance from Property: 1.1 km



36 MCKENZIE WAY, DOREEN, VIC 3754

3 2 2

Sale Price

\$485,000

Sale Date: 15/04/2017

Distance from Property: 567m



14 RUSSEL WAY, DOREEN, VIC 3754

4 2 2

Sale Price

\$522,000

Sale Date: 04/04/2017

Distance from Property: 460m



This report has been compiled on 22/06/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - 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	20 BOWER WAY, DOREEN, VIC 3754
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Indicative selling price

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

Price Range:	\$480,000 to \$520,000
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Median sale price

Median price	\$500,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	DOREEN
Period	01 April 2016 to 31 March 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
34 AYLESBURY BVD, DOREEN, VIC 3754	*\$475,000	15/06/2017
36 MCKENZIE WAY, DOREEN, VIC 3754	\$485,000	15/04/2017
14 RUSSEL WAY, DOREEN, VIC 3754	\$522,000	04/04/2017