

STATEMENT OF INFORMATION

22 GILLOW GROVE, DOREEN, VIC 3754

PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD



MILLERSHIP & CO.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 GILLOW GROVE, DOREEN, VIC 3754

3 2 2

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)

\$512,000

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.



12 GILLOW GR, DOREEN, VIC 3754

3 2 2

Sale Price

***\$470,000**

Sale Date: 15/05/2017

Distance from Property: 64m



28 GARDEN RD, DOREEN, VIC 3754

3 2 2

Sale Price

***\$495,000**

Sale Date: 27/04/2017

Distance from Property: 198m



29 ELATION BVD, DOREEN, VIC 3754

3 2 2

Sale Price

***\$545,000**

Sale Date: 26/05/2017

Distance from Property: 1.4km



This report has been compiled on 03/07/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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3 LOFTUS LANE, DOREEN, VIC 3754

 3  2  2

Sale Price

***\$511,300**

Sale Date: 25/05/2017

Distance from Property: 1.4km



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

22 GILLOW GROVE, 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

\$512,000

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
12 GILLOW GR, DOREEN, VIC 3754	*\$470,000	15/05/2017
28 GARDEN RD, DOREEN, VIC 3754	*\$495,000	27/04/2017
29 ELATION BVD, DOREEN, VIC 3754	*\$545,000	26/05/2017
3 LOFTUS LANE, DOREEN, VIC 3754	*\$511,300	25/05/2017