





### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 22 GILLOW GROVE, DOREEN, VIC 3754







**Indicative Selling Price** 

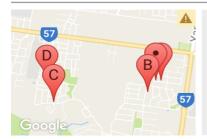
For the meaning of this price see consumer.vic.au/underquoting

**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







Sale Price

\*\$470,000

Sale Date: 15/05/2017

Distance from Property: 64m





#### 28 GARDEN RD, DOREEN, VIC 3754









Sale Price

\*\$495,000

Sale Date: 27/04/2017

Distance from Property: 198m





29 ELATION BVD, DOREEN, VIC 3754







Sale Price

\*\$545,000

Sale Date: 26/05/2017

Distance from Property: 1.4km







# 3 LOFTUS LANE, DOREEN, VIC 3754





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
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#### 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 Jun	Source	p	ricefinder	

## 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

