



PROPERTY REPORT

1/3 Peterborough Drive Doreen VIC 3754

Prepared on: 24 July 2016
Prepared for: Example
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1/3 Peterborough Drive Doreen VIC 3754




▶ PROPERTY DETAILS

Here we summarise the property's key details (which are accurate at the time of last sale).

Address:	1/3 Peterborough Drive Doreen VIC 3754	Lot/Plan:	1/PS649876
RPD:	LOT 1 PS649876:PH Yan Yean	Map ref:	MELWAYS: MEL106, P8
Council area:	Whittlesea	Property type:	UNIT
Year built:	2012	Floor area:	138m ²
Zone:	null, null	Land use primary:	Townhouse

▶ CORELOGIC AUTOVAL ESTIMATE




An RP Estimate provides an estimate of the property's value based on statistical data.

Estimated Value:	\$393,294	 High Confidence
Estimated Value Range:	\$350,000 - \$440,000	

This estimate is provided by CoreLogic, and is based on statistical market data such as recent local sales, property size, number of bedrooms and many more factors. It comes from public data, which may be incomplete or inaccurate, and should not be used in lieu of a professional appraisal under any circumstances, including for lending purposes or in home loan applications.

How to read this estimate

The estimate has been broken into three confidence level categories based on the criteria listed below.

-  High confidence is typically caused by a low degree of variability between the subject and comparable properties and/or high availability of comparable property data in the area.
-  Medium confidence is typically caused by a medium degree of variability between the subject and comparable properties and/or medium availability of comparable property data in the area.
-  Low confidence is typically caused by a high degree of variability between the subject and comparable properties and/or low availability of comparable property data in the area.

Doing your research

This estimate is a starting point only. To determine the property's value we recommend you supplement this estimate by doing other research to take into account a property's special features and current market conditions. You may want to consider:

- the current sale price
- recent sales in the area
- contacting an agent for a price guide on this property or similar ones in the area
- last sale price / date
- visiting the house (where possible)
- requesting a valuation from a licensed valuer

► PROPERTY ACTIVITY

Here we summarise the property's last sale and listing campaign activity (where available).

LAST SALE			
Sale price:	\$395,000	Sale date:	22/06/2011
Sale advised by:	Government		
LAST SALE CAMPAIGN			
Campaign period:	03/10/2014 - 17/07/2015	Latest ad price:	\$410,000
First ad price:	\$395,000	Listed by:	Lucas McLeish, Barry Plant Doreen - Mernda
LAST RENTAL CAMPAIGN			
Campaign period:	30/06/2015 - 27/07/2015	Latest ad price:	\$350/W
Listed by:	Amanda Dow, Barry Plant Eltham		

► PROPERTY SALE HISTORY

Sale price:	\$395,000	Sale date:	22/06/2011
Sale type:	Unknown	Sale advised by:	Government

► PROPERTY HISTORY - FOR SALE





















Price description:	Esr: \$380,000 - \$410,000	Campaign period:	03/10/2014 - 17/07/2015
First ad price:	\$395,000	Latest ad price:	\$410,000
Listing method:	Normal Sale	Days on Market:	288
Listed by:	Lucas McLeish, Barry Plant Doreen - Mernda	Ad price variation:	3.8%

▶ PROPERTY HISTORY - FOR RENT

Campaign period:	30/06/2015 - 27/07/2015	Latest ad price:	\$350/W
Days on Market:	28	Listed by:	Amanda Dow, Barry Plant Eltham

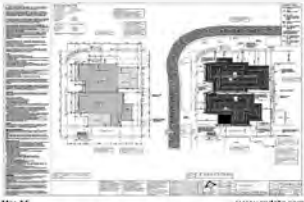
Campaign period:	29/07/2014 - 17/09/2014	Latest ad price:	\$365/W
Days on Market:	51	Listed by:	Amanda, Barry Plant

RECENTLY SOLD PROPERTIES

 <p>Apr 16</p>	<h3>605/11 Bathurst Lane Doreen VIC 3754</h3> <p>Sale price: \$445,000</p> <p>Sale date: 27/06/2016</p> <p>Days on Market: 244</p> <p>Sale type: Unknown</p> <p>Price description: Esr \$420,000 - \$460,000</p> <p>First ad price: \$449,000</p> <p>Ad price variation: 2.5%</p>	<div>     </div> <p>Lot/Plan: 605/PS608527</p> <p>Map ref: MELWAYS: 391, E6</p> <p>Price variation at sale: -0.9%</p> <p>Sale advised by: Agent</p> <p>Campaign period: 28/10/2015 - 27/06/2016</p> <p>Latest ad price: \$460,000</p>
 <p>Nov 15</p>	<h3>132/51 Painted Hills Road Doreen VIC 3754</h3> <p>Sale price: \$390,000</p> <p>Sale date: 07/10/2015</p> <p>Sale type: Unknown</p>	<div>     </div> <p>Lot/Plan: 132/PS721241</p> <p>Map ref: MELWAYS: 391, D8</p> <p>Sale advised by: Government</p>
 <p>Sep 15</p>	<h3>131/53 Painted Hills Road Doreen VIC 3754</h3> <p>Sale price: \$401,300</p> <p>Sale date: 28/08/2015</p> <p>Days on Market: 53</p> <p>Sale advised by: Government</p> <p>Campaign period: 07/07/2015 - 28/08/2015</p>	<div>     </div> <p>Lot/Plan: 131/PS721241</p> <p>Map ref: MELWAYS: 391, D8</p> <p>Sale type: Unknown</p> <p>Price description: Price On Application</p>
 <p>May 15</p>	<h3>1/34 Greig Drive Mernda VIC 3754</h3> <p>Sale price: \$355,000</p> <p>Sale date: 22/08/2015</p> <p>Sale type: Unknown</p>	<div>     </div> <p>Lot/Plan: 1/PS630044</p> <p>Map ref: MELWAYS: 390, H7</p> <p>Sale advised by: Government</p>

Distance from 1/3 Peterborough Drive Doreen VIC 3754
Agent advised

► PROPERTIES FOR SALE



Mar 16
from property: 0.9km

1/11 Walker Drive Doreen VIC 3754

Price description: \$435,000

Campaign period: 30/03/2016 - Current

First ad price: \$435,000


Listing method: Normal Sale

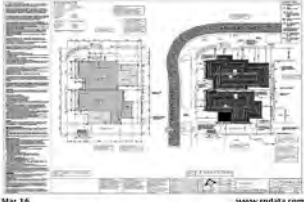
Ad price variation: 0.0%

Map ref: MELWAYS: MEL106, L11

Latest ad price: \$435,000

Days on Market: 117





Mar 16
from property: 0.9km

2/11 Walker Drive Doreen VIC 3754

Price description: \$425,000

Campaign period: 30/03/2016 - Current

First ad price: \$425,000


Listing method: Normal Sale


Ad price variation: 0.0%

Map ref: MELWAYS: MEL106, L11

Latest ad price: \$425,000

Days on Market: 117





May 16
from property: 2.3km

6/120 Schotters Road Mernda VIC 3754

Price description: Not Disclosed


Campaign period: 25/05/2016 - Current


First ad price: \$390,000

Listing method: Normal Sale

Days on Market: 61

Map ref: MELWAYS: 390, J9





May 16
from property: 2.3km

7/120 Schotters Road Mernda VIC 3754


Price description: Not Disclosed

Campaign period: 25/05/2016 - Current

First ad price: \$390,000





















Days on Market: 61

Map ref: MELWAYS: 390, J9



Distance from 1/3 Peterborough Drive Doreen VIC 3754

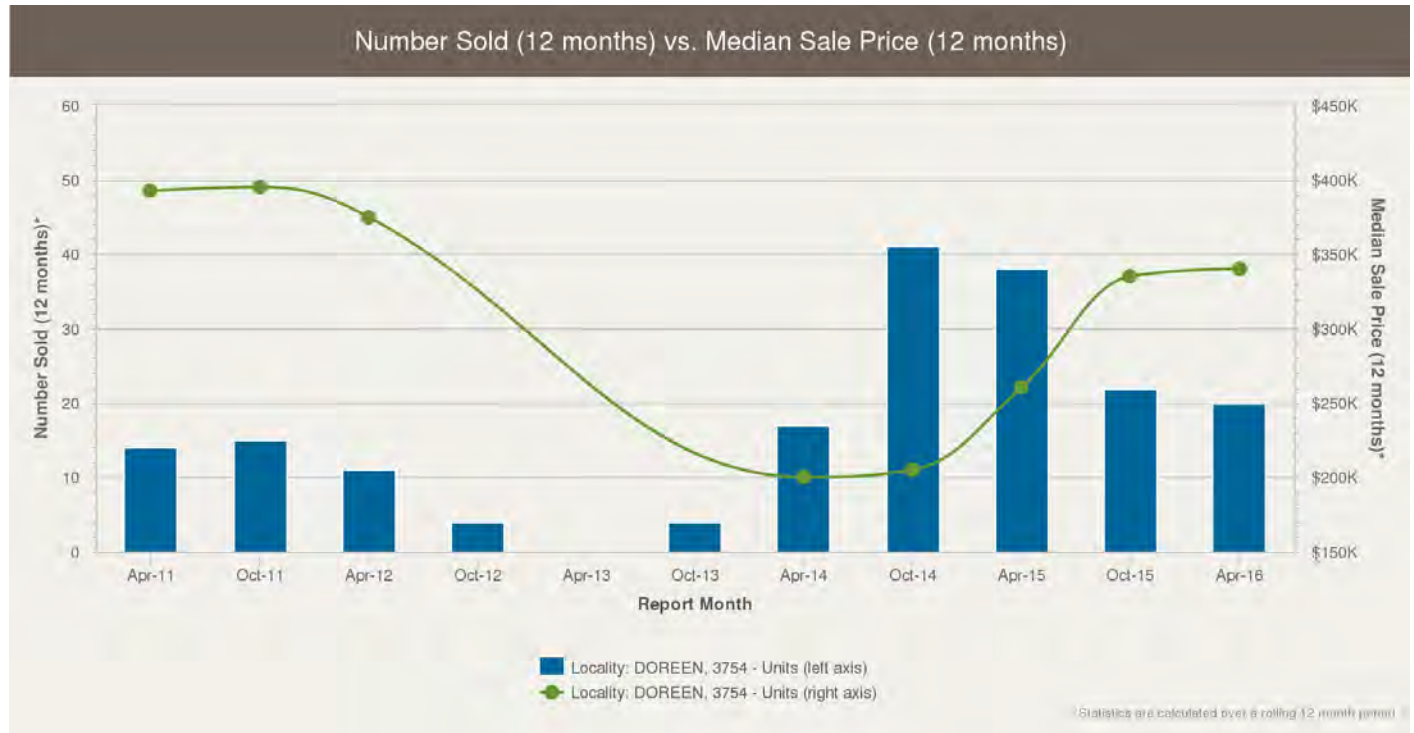
► PROPERTIES FOR RENT

 <p>Jul 16 www.rpdata.com</p>	<p>104/4 Courthouse Walk Doreen VIC 3754</p> <p>Latest ad price: \$350/W</p> <p>Campaign period: 19/07/2016 - 22/07/2016</p> <p>Days on Market: 6</p>	<div> 3 2 1 Approx. 153m² </div> <p>Lot/Plan: 104/PS721241</p>
 <p>May 16 www.rpdata.com</p>	<p>1/95 Schotters Road Mernda VIC 3754</p> <p>Latest ad price: \$300/W</p> <p>Campaign period: 31/05/2016 - 09/06/2016</p> <p>Days on Market: 10</p>	<div> 1 1 - Approx. 526m² </div> <p>Lot/Plan: 1/TP432090</p> <p>Map ref: MELWAYS: 390, J9</p>
 <p>Jun 16 www.rpdata.com</p>	<p>60/51 Corso Way Mernda VIC 3754</p> <p>Latest ad price: \$320/W</p> <p>Campaign period: 27/04/2016 - 27/05/2016</p> <p>Days on Market: 31</p>	<div> 3 2 1 Approx. 180m² </div> <p>Lot/Plan: 60/PS636399</p> <p>Map ref: MELWAYS: 390, H7</p>
 <p>Jun 16 www.rpdata.com</p>	<p>110/107 Hazel Glen Drive Doreen VIC 3754</p> <p>Latest ad price: \$295/W</p> <p>Campaign period: 02/06/2016 - 16/06/2016</p> <p>Days on Market: 15</p>	<div> 2 1 1 - </div> <p>Lot/Plan: 10A/PS645973</p> <p>Map ref: MELWAYS: 391, C6</p>

📍 Distance from 1/3 Peterborough Drive Doreen VIC 3754

▶ DOREEN INSIGHTS

Here we help you understand more about the property's suburb including key metrics such as sales activity, price growth and rental yield.



Period	Median Value for Units	Change in Median Value (12 months)
Apr-2016	\$362,623	↑ 2.1%
Apr-2015	\$355,310	↓ -1.7%
Apr-2014	\$361,432	↑ 0.8%
Apr-2013	\$358,446	

Statistics are calculated at the end of the displayed month



► DISCLAIMER

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The listing prices shown represent the first and last listing price CoreLogic recorded in the advertising campaign for the property. In some instances we may have derived the price from the advertisement text. Where we have been unable to derive the price from the advertisement text (for example "Auctions"), the discount calculations will be unavailable.

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