

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

36 Tidcombe Crescent, Doncaster East Vic 3109

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000 &amp; \$1,650,000

## Median sale price

Median price \$1,441,000 House X Unit Suburb Doncaster East

Period - From 01/04/2017 to 30/06/2017 Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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
1	2 Forest Ct TEMPLESTOWE 3106	\$1,623,000	08/09/2017
2	24 Andersons Creek Rd DONCASTER EAST 3109	\$1,600,000	17/06/2017
3	10 Rochelle Ct DONCASTER EAST 3109	\$1,552,000	21/09/2017

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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**Indicative Selling Price**

\$1,550,000 - \$1,650,000

**Median House Price**

June quarter 2017: \$1,441,000



 5    2    2

**Rooms:**

**Property Type:** House

**Land Size:** 698 sqm approx

Agent Comments

## Comparable Properties



**2 Forest Ct TEMPLESTOWE 3106 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,623,000

**Method:** Private Sale

**Date:** 08/09/2017

**Rooms:** 5

**Property Type:** House (Res)



**24 Andersons Creek Rd DONCASTER EAST 3109 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,600,000

**Method:** Auction Sale

**Date:** 17/06/2017

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 753 sqm approx



**10 Rochelle Ct DONCASTER EAST 3109 (REI)**

Agent Comments

 5    2    2

**Price:** \$1,552,000

**Method:** Private Sale

**Date:** 21/09/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 782 sqm approx