

## 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

1/1 Vicki Court, 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)

Single price

\$1,335,000

#### Median sale price

Median price

\$922,500

House

Unit

X

Suburb

Doncaster East

Period - From

01/07/2017

to

30/09/2017

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	45 Elizabeth St DONCASTER EAST 3109	\$1,385,000	22/07/2017
2	2a Dianne St DONCASTER EAST 3109	\$1,360,000	27/05/2017
3	15 Champion St DONCASTER EAST 3109	\$1,310,000	21/10/2017

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.



 4  
  3  
  2

**Rooms:****Property Type:** Townhouse (Res)**Land Size:** 365 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,335,000

**Median Unit Price**

September quarter 2017: \$922,500

## Comparable Properties



**45 Elizabeth St DONCASTER EAST 3109**  
(REI/VG)

Agent Comments

 4  
  3  
  2

**Price:** \$1,385,000**Method:** Auction Sale**Date:** 22/07/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 417 sqm approx

**2a Dianne St DONCASTER EAST 3109**  
(REI/VG)

Agent Comments

 3  
  2  
  2

**Price:** \$1,360,000**Method:** Auction Sale**Date:** 27/05/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 402 sqm approx

**15 Champion St DONCASTER EAST 3109**  
(REI)

Agent Comments

 4  
  2  
  2

**Price:** \$1,310,000**Method:** Auction Sale**Date:** 21/10/2017**Rooms:** -**Property Type:** Townhouse (Res)**Land Size:** 368 sqm approx