

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	2 Pear Tree Court, Doncaster East Vic 3109
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Indicative selling price

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

Range between \$1,350,000 & \$1,430,000

Median sale price

Median price	\$1,363,000	House	X	Unit		Suburb	Doncaster East
Period - From	01/01/2017	to	31/12/2017	Source	REIV		

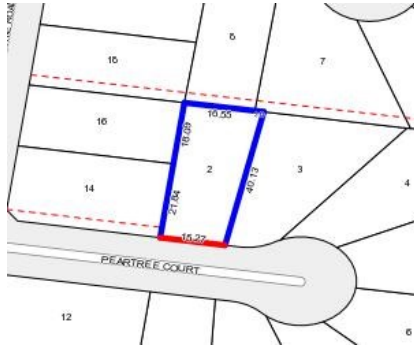
Comparable property sales (*Delete A or B below as applicable)

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	5 Ridley Ct DONCASTER EAST 3109	\$1,360,000	27/11/2017
2	16 Darnley Dr TEMPLESTOWE 3106	\$1,385,000	23/09/2017
3	17 Hertford Rd DONCASTER EAST 3109	\$1,405,000	07/10/2017

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.



Rooms:

Property Type: Land

Land Size: 678 sqm approx

Agent Comments

Comparable Properties



5 Ridley Ct DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,360,000

Method: Private Sale

Date: 27/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 785 sqm approx



16 Darnley Dr TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,385,000

Method: Auction Sale

Date: 23/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 785 sqm approx



17 Hertford Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,405,000

Method: Auction Sale

Date: 07/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 654 sqm approx