

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

7 Ambrose Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$1,346,750

House X

Suburb Doncaster

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

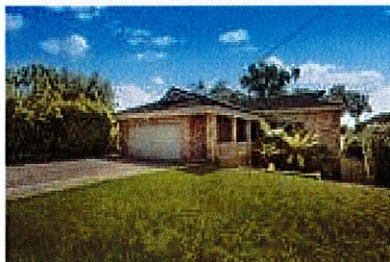
These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
11 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,360,000	30/03/2017
14 Ferndell Cr TEMPLESTOWE 3106	\$1,305,000	25/03/2017
86 The Grange TEMPLESTOWE 3106	\$1,275,000	15/02/2017



Rooms:
Property Type: House
Land Size: 652 sqm approx
Agent Comments

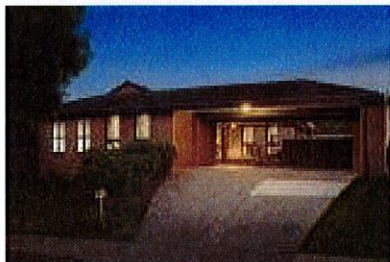
Comparable Properties



11 Olympus Dr TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**



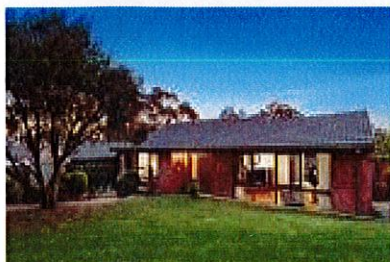
Price: \$1,360,000
Method: Private Sale
Date: 30/03/2017
Rooms: 5
Property Type: House
Land Size: 650 sqm approx



14 Ferndell Cr TEMPLESTOWE 3106 (REI) **Agent Comments**



Price: \$1,305,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 5
Property Type: House (Res)
Land Size: 650 sqm approx



86 The Grange TEMPLESTOWE 3106 (REI) **Agent Comments**



Price: \$1,275,000
Method: Private Sale
Date: 15/02/2017
Rooms: 6
Property Type: House (Res)
Land Size: 706 sqm approx