

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

	Section 47AF						F of the Estate Agents Act 1980			
Property offered	l for sale									
Including suburb	Address Including suburb and postcode 4 Rosine Court, Doncaster Vic 3108									
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between		& \$1,200,000								
Median sale price										
Median price \$1	1,230,000	House	Х	Unit			Suburb	Do	ncaster	
Period - From 01	- From 01/07/2018 to 30/09/2018		Source	REIV	EIV					
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	

OR

2

3

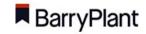
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

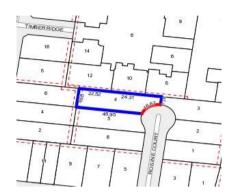
**Account** - Barry Plant | P: 03 9842 8888





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Rooms:

**Property Type:** House (Res) **Land Size:** 904 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price September quarter 2018: \$1,230,000

## Comparable Properties

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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