

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	96 Rathmullen Quadrant, Doncaster Vic 3108
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Indicative selling price

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

Range between	\$1,150,000	&	\$1,260,000
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Median sale price

Median price	\$1,160,000	House	X	Unit		Suburb	Doncaster
Period - From	01/10/2018	to	31/12/2018	Source	REIV		

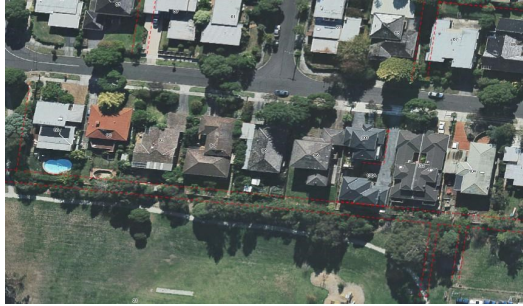
Comparable property sales (*Delete A or B below as applicable)

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 Melaleuca Av TEMPLESTOWE LOWER 3107	\$1,200,000	03/09/2018
2	47 Burgundy Dr DONCASTER 3108	\$1,160,000	21/08/2018
3	49 Wilsons Rd DONCASTER 3108	\$1,158,000	21/09/2018

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.



 3  2  2

Rooms:
Property Type:
Land Size: 655 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,260,000
Median House Price
December quarter 2018: \$1,160,000

Comparable Properties



5 Melaleuca Av TEMPLESTOWE LOWER 3107 (REI/VG) **Agent Comments**

 3  1  2

Price: \$1,200,000
Method: Private Sale
Date: 03/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 701 sqm approx



47 Burgundy Dr DONCASTER 3108 (REI/VG) **Agent Comments**

 3  2  2

Price: \$1,160,000
Method: Private Sale
Date: 21/08/2018
Rooms: 6
Property Type: House
Land Size: 653 sqm approx



49 Wilsons Rd DONCASTER 3108 (REI/VG) **Agent Comments**

 3  1  1

Price: \$1,158,000
Method: Private Sale
Date: 21/09/2018
Rooms: -
Property Type: House
Land Size: 720 sqm approx