

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

4 Para Court, Doncaster

Indicative selling price

Range between *\$1,350,000 & \$1,450,000

Median sale price

Median price	\$1,346,750	House	X	Unit	Suburb	Doncaster
Period - From	1/1/2017	to	31/3/2017	Source	Property Data	

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar (Boroondara) estate agent and Erfan Momeni consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 34 Council Street, Doncaster	\$1,480,000	08/04/17
2 378 Manningham Road, Doncaster	\$1,401,000	25/02/17
3 30 Philip Avenue, Doncaster	\$1,380,000	13/05/17