

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 101 Andersons Creek Road, Doncaster East, VIC, 3109

Indicative selling price

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

Price Range \$1,200,000 - \$1,300,000

Median sale price

Median price \$1,300,000

*House

☒

*Unit

☐

Suburb Doncaster East

Period - From 01 NOV 2017

to 31 OCT 2018

Source Corelogic

Comparable property sales

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
25 SANTA ROSA BOULEVARD, DONCASTER EAST, VIC, 3109	\$1,252,000	18 AUG 2018
27 PINE HILL DRIVE, DONCASTER EAST, VIC, 3109	\$1,200,000	01 SEP 2018
3 HOWELL CLOSE, DONCASTER EAST, VIC, 3109	\$1,250,000	08 OCT 2018

OR

~~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.~~

~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~