

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

4/4 Koala Court, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$850,000

House

Unit

X

Suburb

Doncaster East

Period - From

01/04/2017

to

31/03/2018

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		
2		
3		

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.



 2  2  1

Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

Year ending March 2018: \$850,000

Comparable Properties



3/6-10 Darcy St DONCASTER 3108 (REI)

Agent Comments

 2  1  1

Price: \$707,000

Method: Auction Sale

Date: 03/03/2018

Rooms: 5

Property Type: Unit

Land Size: 236 sqm approx



1/95 Blackburn Rd DONCASTER EAST 3109 (REI)

Agent Comments

 2  1  2

Price: \$700,000

Method: Auction Sale

Date: 15/04/2018

Rooms: 5

Property Type: Unit

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.