

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

4/30 Fromhold Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$751,150

House

Unit

X

Suburb

Doncaster

Period - From 01/04/2017

to

30/06/2017

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	3/30 Fromhold Dr DONCASTER 3108	\$750,000	05/08/2017
2	1/7 Meryl St DONCASTER EAST 3109	\$741,500	04/03/2017
3	6/36 Westfield Dr DONCASTER 3108	\$690,000	22/05/2017

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 1

Rooms:
Property Type: Townhouse
Agent Comments

Indicative Selling Price
 \$690,000 - \$750,000
Median Unit Price
 June quarter 2017: \$751,150

Comparable Properties



3/30 Fromhold Dr DONCASTER 3108 (REI)

Agent Comments

3 2 1

Price: \$750,000
Method: Auction Sale
Date: 05/08/2017
Rooms: 5
Property Type: Townhouse (Res)



1/7 Meryl St DONCASTER EAST 3109 (REI)

Agent Comments

3 1 -

Price: \$741,500
Method: Private Sale
Date: 04/03/2017
Rooms: 5
Property Type: Unit
Land Size: 352 sqm approx



6/36 Westfield Dr DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$690,000
Method: Private Sale
Date: 22/05/2017
Rooms: 8
Property Type: Townhouse (Res)