

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

344 Serpells Rd,  
DONCASTER EAST 3109

House

5 beds

2 baths

2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,450,000 - \$1,550,000**

### Median sale price

Median **House** for **DONCASTER EAST** for period **Oct 2017 - Dec 2017**

Sourced from REIV.

**\$1,310,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**239 Serpells Road,**  
Templestowe 3106

Price **\$1,550,000** Sold 09  
December 2017

**12 Apple Blossom Court,**  
Templestowe 3106

Price **\$1,470,000** Sold 10  
March 2018

**1 Honni Mews,**  
Doncaster East 3109

Price **\$1,450,000** Sold 02  
December 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Parkes Property

906 - 908 Doncaster Road,  
Doncaster East VIC 3109

### Contact agents



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**PARKES**  
PROPERTY