

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

1 Larkspur Avenue, Doncaster, VIC 3108

INDICATIVE SELLING PRICE

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

Single Price \$1,150,000

MEDIAN SALE PRICE

Median price \$1,160,000 | House | Doncaster (3108)

Period - From 1 October 2018 to 31 December 2018 | Source - REIV

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
17 SHARON STREET, DONCASTER VIC 3108	\$1,160,000	27/10/2018
25 HIGHVIEW DRIVE, DONCASTER VIC 3108	\$1,120,000	02/10/2018
19 WHITTENS LANE, DONCASTER VIC 3108	\$1,110,000	20/10/2018