

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 Including suburb and postcode

343 Serpells Road, Doncaster East, Victoria, 3109

Indicative selling price

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

SINGLE
PRICE

\$1,350,000

Median sale price

MEDIAN
PRICE

\$1,250,000

HOUSE

X

SUBURB

Doncaster East

PERIOD -
FROM

1st Jan 2018

TO

31st March 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

8 Hertford Road, Doncaster East

\$1,330,000

15/12/17

31 Saxonwood Drive, Doncaster East

\$1,315,000

31/12/17

63 King Street, Templestowe

\$1,290,000

28/04/18

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Comparable properties



\$1,330,000

8 Hertford Road, Doncaster East, Victoria

DATE: 15/12/17

PROPERTY TYPE: House



4



2



2



759 sqm x



\$1,315,000

31 Saxonwood Drive, Doncaster East, Victoria

DATE: 31/12/17

PROPERTY TYPE: House



3



2



2



667 sqm x



\$1,290,000

63 King Street, Templestowe, Victoria

DATE: 28/04/18

PROPERTY TYPE: House



4



3



3



653 sqm x

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee