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

6a Rathmullen Quadrant, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betwee	\$1,700,000		&		\$1,870,000			
Median sale p	rice							
Median price	\$1,295,000	Pro	operty Type	Hou	se		Suburb	Doncaster
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	703/5 Sovereign Point Ct DONCASTER 3108	\$1,856,000	13/12/2019
2	21 Jackson Av MONT ALBERT NORTH 3129	\$1,840,000	01/03/2020
3	8 Wilsons Rd DONCASTER 3108	\$1,838,888	10/10/2019

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.

This Statement of Information was prepared on:

23/03/2020 15:32





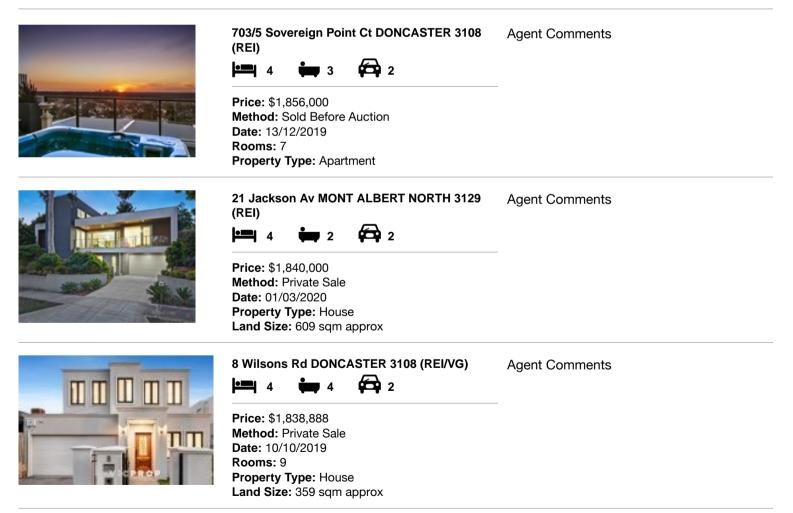




Property Type: Agent Comments 8870 2888 0419 513 197 sbabalis@philipwebb.com.au

Indicative Selling Price \$1,700,000 - \$1,870,000 Median House Price December quarter 2019: \$1,295,000

Comparable Properties



Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.