

# 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 18a Marianne Way, Doncaster

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$650,000 & \$700,000

### Median sale price

Median price \$579,000 Unit X Suburb Doncaster

Period - From Sep '17 to Dec '17 Source REIV

### Comparable property sales

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
2/1 Angus Grove, Doncaster	\$612,500	09/12/2017
20/224 Williamsons Road, Doncaster	\$675,000	27/10/2017
18/224 Williamsons Road, Doncaster	\$725,000	20/12/2017