

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	2 Lara Court, Doncaster Vic 3108
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Indicative selling price

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

Range between	\$1,300,000	&	\$1,430,000
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Median sale price

Median price	\$1,500,000	House	X	Unit		Suburb	Doncaster
Period - From	01/04/2017	to	30/06/2017	Source	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.

	Address of comparable property	Price	Date of sale
1	103 High St DONCASTER 3108	\$1,430,000	08/07/2017
2	31 Morley Cr BOX HILL NORTH 3129	\$1,372,000	18/03/2017
3	28 Carawatha Rd DONCASTER 3108	\$1,300,000	06/04/2017

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.~~



 4  2  2

Rooms: 5
Property Type: House
Land Size: 761 sqm approx
Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,430,000
Median House Price
 June quarter 2017: \$1,500,000

Comparable Properties



103 High St DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,430,000
Method: Auction Sale
Date: 08/07/2017
Rooms: 5
Property Type: House (Res)
Land Size: 736 sqm approx



31 Morley Cr BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 4  1  4

Price: \$1,372,000
Method: Auction Sale
Date: 18/03/2017
Rooms: 7
Property Type: House (Res)
Land Size: 755 sqm approx

28 Carawatha Rd DONCASTER 3108 (REI/VG)

Agent Comments

 4  -  -

Price: \$1,300,000
Method: Private Sale
Date: 06/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 740 sqm approx