

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

20/33 Queens Avenue, Doncaster

Indicative selling price

For the meaning of this price see consumer.vic.gov.edu/underquoting (*Delete single price or range as applicable).

Single price **N/A**

Or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete House or Unit as applicable)

Median price

\$751,150

House or Unit

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 2 kilometres of the property for sale in the last six months that the real estate agent or agent's representative considers to be the most comparable to the property for sale

Address of comparable property	Price	Date
1: 110/8-10 Hepburn Road, Doncaster	\$490,000	15/06/2017
2: 404/8-10 Hepburn Road, Doncaster	\$508,888	02/06/2017
3: 301/8 Hepburn Road, Doncaster	\$515,000	23/05/2017

OR

B* The estate 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 guide must not be taken as legal advice.