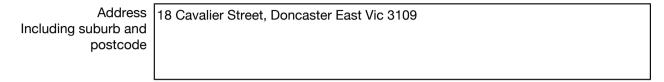
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale



Indicative selling price

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

Median sale price

Median price	\$1,295,000	Hou	se	Х	Unit			Suburb	Doncaster East
Period - From	01/10/2017	to	30/09	9/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	53 Andersons Creek Rd DONCASTER EAST 3109	\$1,200,000	19/10/2018
2	52 Belinda Cr DONCASTER EAST 3109	\$1,200,000	28/07/2018
3	10 Bowen Rd DONCASTER EAST 3109	\$1,150,000	26/06/2018

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.





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Indicative Selling Price \$1,190,000 **Median House Price**

Year ending September 2018: \$1,295,000

Property Type: House (Res)

Agent Comments

Comparable Properties



53 Andersons Creek Rd DONCASTER EAST

3109 (REI)





Price: \$1,200,000 Method: Private Sale Date: 19/10/2018

Rooms: -

Property Type: House (Res)

Agent Comments



52 Belinda Cr DONCASTER EAST 3109 (VG)

--4







Price: \$1,200,000 Method: Sale Date: 28/07/2018

Rooms: -

Property Type: House (Res) Land Size: 654 sqm approx

Agent Comments



10 Bowen Rd DONCASTER EAST 3109 (REI/VG)

4





Price: \$1,150,000

Method: Sold Before Auction

Date: 26/06/2018

Rooms: -

Property Type: House (Res) Land Size: 649 sqm approx

Agent Comments

Account - Noel Jones | P: 03 98487888 | F: 03 98487472





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