

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	50 Landscape Drive, Doncaster East Vic 3109
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Indicative selling price

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

Single price	\$1,280,000
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Median sale price

Median price	\$1,250,300	House	X	Unit		Suburb	Doncaster East
Period - From	01/01/2018	to	31/03/2018	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.

	Address of comparable property	Price	Date of sale
1	2 Arawata Dr DONCASTER EAST 3109	\$1,328,000	25/03/2018
2	63 King St TEMPLESTOWE 3106	\$1,290,000	28/04/2018
3	18 Dwyer Ct DONVALE 3111	\$1,270,000	20/03/2018

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.



 4  2  2

Rooms:
Property Type: House (Res)
Land Size: 665 sqm approx
Agent Comments

Indicative Selling Price
 \$1,280,000
Median House Price
 March quarter 2018: \$1,250,300

Comparable Properties



2 Arawata Dr DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  2

Price: \$1,328,000
Method: Auction Sale
Date: 25/03/2018
Rooms: 4
Property Type: House (Res)
Land Size: 660 sqm approx



63 King St TEMPLESTOWE 3106 (REI)

Agent Comments

 4  3  3

Price: \$1,290,000
Method: Auction Sale
Date: 28/04/2018
Rooms: 10
Property Type: House (Res)
Land Size: 653 sqm approx



18 Dwyer Ct DONVALE 3111 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,270,000
Method: Sold Before Auction
Date: 20/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 785 sqm approx