

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

5 Alma Court, Doncaster Vic 3108

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$742,000

Unit X

Suburb Doncaster

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
35 Corella St DONCASTER 3108	\$1,418,888	24/03/2017
4 Scenic Rise DONCASTER 3108	\$1,388,000	01/03/2017
5 Anton Ct DONCASTER 3108	\$1,311,500	18/02/2017

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Indicative Selling Price

\$1,300,000 - \$1,430,000

Median Unit Price

March quarter 2017: \$742,000



 4  2  2

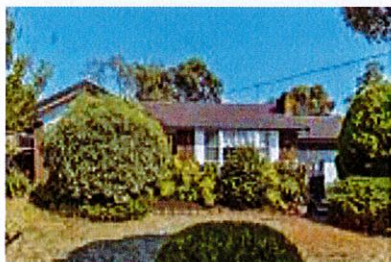
Rooms:

Property Type: House

Land Size: 851 sqm approx

Agent Comments

Comparable Properties



35 Corella St DONCASTER 3108 (VG)

Agent Comments

 4  -  -

Price: \$1,418,888

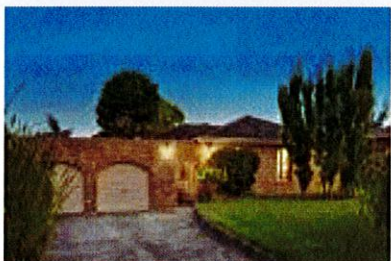
Method: Sale

Date: 24/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 653 sqm approx



4 Scenic Rise DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,388,000

Method: Private Sale

Date: 01/03/2017

Rooms: -

Property Type: House

Land Size: 772 sqm approx



5 Anton Ct DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,311,500

Method: Auction Sale

Date: 18/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 841 sqm approx