

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

10 Craiglea Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,170,000

&

\$1,287,000

Median sale price

Median price \$1,300,400

House

X

Unit

Suburb Doncaster East

Period - From 01/04/2018

to

30/06/2018

Source REIV

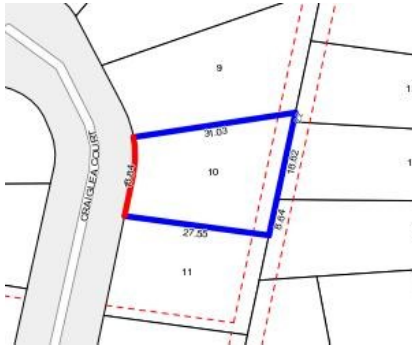
Comparable property sales (*Delete A or B below as applicable)

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	5 Apple Blossom Ct TEMPLESTOWE 3106	\$1,222,500	23/06/2018
2	14 Reddington Tce DONCASTER EAST 3109	\$1,200,000	30/06/2018
3	11 Owens St DONCASTER EAST 3109	\$1,180,000	05/05/2018

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.



Rooms:

Property Type: House

Land Size: 675 sqm approx

Agent Comments

Comparable Properties



5 Apple Blossom Ct TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,222,500

Method: Auction Sale

Date: 23/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 650 sqm approx



14 Reddington Tce DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 30/06/2018

Rooms: 6

Property Type: House

Land Size: 605 sqm approx



11 Owens St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,180,000

Method: Auction Sale

Date: 05/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 658 sqm approx