

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 40 Roderick Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,800,000 & \$1,950,000

Median sale price

Median price \$1,363,000 House X Unit Suburb Doncaster East

Period - From 01/01/2017 to 31/12/2017 Source REIV

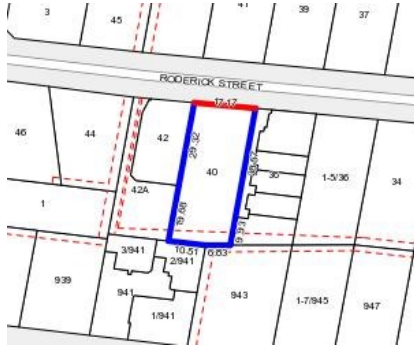
Comparable property sales (*Delete A or B below as applicable)

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	3 Oakwood Ct TEMPLESTOWE 3106	\$1,950,000	17/08/2017
2	771 Doncaster Rd DONCASTER 3108	\$1,868,000	05/08/2017
3	66 Saxonwood Dr DONCASTER EAST 3109	\$1,856,000	27/09/2017

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:
Land Size: 844 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,950,000
Median House Price
Year ending December 2017: \$1,363,000

Comparable Properties

3 Oakwood Ct TEMPLESTOWE 3106 (REI/VG) **Agent Comments**

 5  2  2

Price: \$1,950,000
Method: Private Sale
Date: 17/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 705 sqm approx



771 Doncaster Rd DONCASTER 3108 (REI) **Agent Comments**

 3  1  2

Price: \$1,868,000
Method: Auction Sale
Date: 05/08/2017
Rooms: 4
Property Type: House (Res)



66 Saxonwood Dr DONCASTER EAST 3109 (VG) **Agent Comments**

 5  -  -

Price: \$1,856,000
Method: Sale
Date: 27/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 1040 sqm approx