

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

7 Bernadette Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,220,000

&

\$1,342,000

Median sale price

Median price \$1,441,000

House

X

Unit

Suburb Doncaster East

Period - From 01/04/2017

to

30/06/2017

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 | 1 Tidcombe Cr DONCASTER EAST 3109 | \$1,320,000 | 27/05/2017 |
| 2 | 13 Hillcrest Ct DONVALE 3111 | \$1,300,000 | 01/04/2017 |
| 3 | 45 Templemore Dr TEMPLESTOWE 3106 | \$1,220,000 | 20/08/2017 |

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.

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4 2 2

Rooms:

Property Type: House

Land Size: 786 sqm approx

Agent Comments

Indicative Selling Price

\$1,220,000 - \$1,342,000

Median House Price

June quarter 2017: \$1,441,000

Comparable Properties



1 Tidcombe Cr DONCASTER EAST 3109 (REI) Agent Comments

4 2 2

Price: \$1,320,000

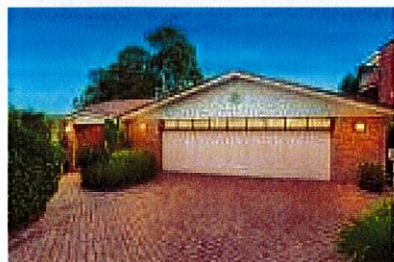
Method: Auction Sale

Date: 27/05/2017

Rooms: 9

Property Type: House (Res)

Land Size: 786 sqm approx



13 Hillcrest Ct DONVALE 3111 (REI) Agent Comments

4 2 3

Price: \$1,300,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 8

Property Type: House (Res)

Land Size: 725 sqm approx



45 Templemore Dr TEMPLESTOWE 3106 (REI) Agent Comments

4 2 2

Price: \$1,220,000

Method: Private Sale

Date: 20/08/2017

Rooms: 6

Property Type: House

Land Size: 779 sqm approx