

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Range Between \$345,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median price \$359,000

*House

*unit X

Suburb
or locality Doncaster

Period - From 1st May 2016

to 30th April 2017

Source Realestate.com.au

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 407/91 Tram Road, Doncaster	\$350,000	30/01/17
2. 102/6 thiele Street, Doncaster	\$348,000	05/11/2016
3. 405/7 Berkeley Street, Doncaster	\$345,000	16/12/2016