
STATEMENT OF INFORMATION**Single residential property located
in the Melbourne metropolitan area.**

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode

32 Verdant Crescent, Doncaster

Indicative selling price

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

Single price \$* or range between \$895,000 & \$984,500

Median sale price

Median price \$1,346,750 *House ☒ *Unit ☐ Suburb Doncaster

Period - From 01/01/16 to 31/03/17 Source Realestate.com.au

Comparable property sales

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 2 Larkspur Avenue, Doncaster	\$920,000	5/4/17
2 2a Amaroo Court, Box Hill North	\$973,888	27/4/17
3 3/16-18 Whittens Lane, Doncaster	\$900,000	15/2/17

Property data source: REIV propertydata.com.au. Generated on 26 May 2017.

Additional information about comparable sales.



Doncaster 2 Larkspur Ave 3BED 2BATH 1CAR

METHOD Private Sale
TYPE House
LAND 435 sqm

Box Hill North 2a Amaroo 4BED 2BATH 2CAR



METHOD Private Sale
TYPE House
LAND 254 sqm



Doncaster 3/16-18 Whittens Lane 3BED

METHOD Private Sale
TYPE House
LAND 246 sqm

Property data source: REIV propertydata.com.au. Generated on 26 May 2017.