

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 61 Harvest Court, Doncaster VIC 3108

Indicative selling price

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

Single price \$1,049,000

or range between

&

Median sale price

Median price \$1,400,000

*House

X

*Unit

Suburb

Doncaster

Period - From Jan 2018

to March 2018

Source REIV

Comparable property sales

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
1/334 George Street, Doncaster	\$1,062,000	24/02/2018
3/8 Persimmon Court, Doncaster	\$1,188,000	05/12/2017
16 Riviera Avenue, Doncaster	\$1,285,000	08/03/2018

OR

~~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.~~