

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 3/4 Koala Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$834,000 House Unit X Suburb Doncaster East

Period - From 01/10/2017 to 31/12/2017 Source REIV

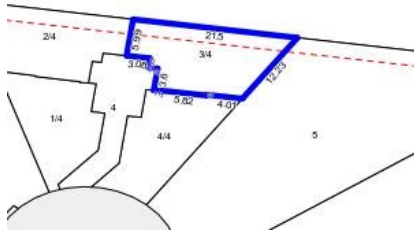
Comparable property sales (*Delete A or B below as applicable)

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	2/5 Ascot St DONCASTER EAST 3109	\$988,000	17/10/2017
2	1/23 Roger St DONCASTER EAST 3109	\$960,000	17/08/2017
3	2/7 Myrtle Ct DONCASTER EAST 3109	\$920,000	02/09/2017

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.



 3  2  2

Rooms: 4
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
December quarter 2017: \$834,000

Comparable Properties

2/5 Ascot St DONCASTER EAST 3109 (VG) **Agent Comments**

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Price: \$988,000
Method: Sale
Date: 17/10/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

1/23 Roger St DONCASTER EAST 3109 (VG) **Agent Comments**

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Price: \$960,000
Method: Sale
Date: 17/08/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



2/7 Myrtle Ct DONCASTER EAST 3109 (REI) **Agent Comments**

 3  2  2

Price: \$920,000
Method: Auction Sale
Date: 02/09/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 180 sqm approx