

## 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

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

#### 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.

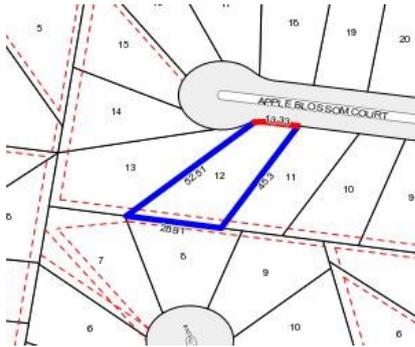
	Address of comparable property	Price	Date of sale
1	30 Long Valley Way DONCASTER EAST 3109	\$1,390,000	23/10/2017
2	85 Polaris Dr DONCASTER EAST 3109	\$1,353,000	22/10/2017
3	7 Vistaway Ct DONVALE 3111	\$1,315,000	09/11/2017

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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**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
December quarter 2017: \$1,468,888



**Rooms:**  
**Property Type:** House  
**Land Size:** 875 sqm approx  
**Agent Comments**

## Comparable Properties



**30 Long Valley Way DONCASTER EAST 3109** Agent Comments  
(REI/VG)



**Price:** \$1,390,000  
**Method:** Private Sale  
**Date:** 23/10/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 796 sqm approx



**85 Polaris Dr DONCASTER EAST 3109** Agent Comments  
(REI/VG)



**Price:** \$1,353,000  
**Method:** Private Sale  
**Date:** 22/10/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 864 sqm approx



**7 Vistaway Ct DONVALE 3111 (REI)** Agent Comments



**Price:** \$1,315,000  
**Method:** Private Sale  
**Date:** 09/11/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 842 sqm approx