

## 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

7 Marlene Close, Doncaster East Vic 3109

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

Single price \$1,500,000

**Median sale price**

Median price \$1,380,000

House

X

Unit

Suburb Doncaster East

Period - From 01/10/2016

to 30/09/2017

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	4 Briarwood Ct DONCASTER EAST 3109	\$1,450,600	25/07/2017
2	5 Dewpond Ct TEMPLESTOWE 3106	\$1,401,800	18/08/2017
3	25 Templemore Dr TEMPLESTOWE 3106	\$1,370,000	01/09/2017

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:**

**Property Type:** House (Res)

**Land Size:** 1000.979 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,500,000

**Median House Price**

Year ending September 2017: \$1,380,000

## Comparable Properties



**4 Briarwood Ct DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

6 3 2

**Price:** \$1,450,600

**Method:** Private Sale

**Date:** 25/07/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 828 sqm approx



**5 Dewpond Ct TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,401,800

**Method:** Private Sale

**Date:** 18/08/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 904 sqm approx



**25 Templemore Dr TEMPLESTOWE 3106 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,370,000

**Method:** Private Sale

**Date:** 01/09/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1025 sqm approx