

#### 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	7 Marlene Close, Doncaster East Vic 3109
Including suburb and	,
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,380,000	Hou	use X	Unit		9	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.

Add	dress 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.

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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)







Price: \$1,450,600 Method: Private Sale Date: 25/07/2017

Rooms: -

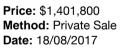
Property Type: House Land Size: 828 sqm approx

5 Dewpond Ct TEMPLESTOWE 3106 (REI/VG) Agent Comments









Rooms: 7

Property Type: House (Res) Land Size: 904 sqm approx

25 Templemore Dr TEMPLESTOWE 3106 (REI) Agent Comments









Price: \$1,370,000 Method: Private Sale Date: 01/09/2017

Rooms: -

Property Type: House (Res) Land Size: 1025 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

**Agent Comments**