

## 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

17 Roseland Grove Doncaster VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,390,000

&

\$1,520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,402,500

Property type

Other

Suburb

Doncaster

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

### 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 6 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

2/14 Belinda Crescent Doncaster East VIC 3109	\$1,528,000	25-Nov-21
1 Crawford Road Doncaster VIC 3108	\$1,350,000	27-Oct-21
140 Church Road Doncaster VIC 3108	\$1,300,000	28-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 14 January 2022