Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Brentvale Court, Doncaster Vic 3108
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Indicative selling price

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

Range between \$1,180,000	&	\$1,298,000
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Median sale price

Median price	\$1,277,500	Pro	perty Type	House		Suburb	Doncaster
Period - From	01/07/2019	to	30/09/2019		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

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1	18 Ironbark Dr TEMPLESTOWE LOWER 3107	\$1,270,000	30/08/2019
2	28a Rooney St TEMPLESTOWE LOWER 3107	\$1,230,000	23/05/2019
3	2/38 Cantala Dr DONCASTER 3108	\$1,205,000	08/06/2019

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.

This Statement of Information was prepared on:	11/11/2019 14:46



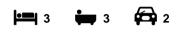
Date of sale



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Indicative Selling Price \$1,180,000 - \$1,298,000 **Median House Price** September quarter 2019: \$1,277,500





Property Type: House (Res) Land Size: 329 sqm approx

Agent Comments

Comparable Properties



18 Ironbark Dr TEMPLESTOWE LOWER 3107

(REI)

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Price: \$1,270,000 Method: Private Sale Date: 30/08/2019

Property Type: Townhouse (Res) Land Size: 358 sqm approx

Agent Comments



28a Rooney St TEMPLESTOWE LOWER 3107

(REI/VG)





Price: \$1,230,000 Method: Private Sale Date: 23/05/2019

Property Type: Townhouse (Res) Land Size: 359 sqm approx

Agent Comments

2/38 Cantala Dr DONCASTER 3108 (VG)





Price: \$1,205,000 Method: Sale Date: 08/06/2019

Property Type: Flat/Unit/Apartment (Res)

Land Size: 288 sqm approx

Agent Comments

Account - VICPROP



