

## 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

4a Myron Place, Doncaster Vic 3108

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

Range between \$785,000

&amp;

\$820,000

**Median sale price**

Median price \$629,000

House

Unit

X

Suburb

Doncaster

Period - From 01/01/2018

to

31/03/2018

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	3/377 Church Rd TEMPLESTOWE 3106	\$801,000	25/11/2017
2	1/251 Williamsons Rd TEMPLESTOWE 3106	\$799,000	25/01/2018
3	18/224 Williamsons Rd DONCASTER 3108	\$725,000	20/12/2017

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.



2 2 1

**Rooms:**  
**Property Type:** Unit  
**Land Size:** 386 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$785,000 - \$820,000  
**Median Unit Price**  
 March quarter 2018: \$629,000

## Comparable Properties



**3/377 Church Rd TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$801,000  
**Method:** Sold Before Auction  
**Date:** 25/11/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**1/251 Williamsons Rd TEMPLESTOWE 3106 (REI)**

**Agent Comments**

3 2 2

**Price:** \$799,000  
**Method:** Private Sale  
**Date:** 25/01/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**18/224 Williamsons Rd DONCASTER 3108 (REI)**

**Agent Comments**

2 1 1

**Price:** \$725,000  
**Method:** Private Sale  
**Date:** 20/12/2017  
**Rooms:** -  
**Property Type:** Unit