

Date: 8<sup>th</sup> August 2017  
Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address  
Including suburb and  
postcode 3/45 Talford St, Doncaster East 3109

### 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 \$720,000 & \$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$860,000 \*House \*Unit X Suburb Doncaster East

Period - From March 2017 to June 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) 10/8-12 Nonda Ave, Doncaster East	\$735,000	06/04/2017
2) 1/17 Calvin Cres. Doncaster East	\$720,000	25/03/2017
3) 1/18 May St, Doncaster East	\$772,000	25/02/2017