

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	13 Soderlund Drive, Doncaster Vic 3108
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Indicative selling price

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

Range between	\$1,300,000	&	\$1,430,000
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Median sale price

Median price	\$1,420,000	House	X	Unit		Suburb	Doncaster
Period - From	01/07/2017	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.

	Address of comparable property	Price	Date of sale
1	103 High St DONCASTER 3108	\$1,430,000	08/07/2017
2	4 Fernbrook Way TEMPLESTOWE 3106	\$1,375,000	27/06/2017
3	26 Gertrude St TEMPLESTOWE LOWER 3107	\$1,321,000	28/10/2017

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.~~



Rooms:

Property Type: House (Res)

Land Size: 808 sqm approx

Agent Comments

Comparable Properties



103 High St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,430,000

Method: Auction Sale

Date: 08/07/2017

Rooms: 5

Property Type: House (Res)

Land Size: 736 sqm approx



4 Fernbrook Way TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,375,000

Method: Private Sale

Date: 27/06/2017

Rooms: 8

Property Type: House (Res)

Land Size: 808 sqm approx



26 Gertrude St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,321,000

Method: Auction Sale

Date: 28/10/2017

Rooms: 6

Property Type: House

Land Size: 732 sqm approx