

Jodi Longmore-Scott 9841 4433 0408 126 215 jlongmorescott@woodards.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Geotion 47Ai oi	ine Estate	Agents Act 1900			
Property offered for sale					
Address Including suburb and postcode 2/52-54 George Street, Doncaster East Vic 3109		, and a second			
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Single price \$109,500					
Median sale price					
Median price \$922,500 House Unit X	Suburb	Doncaster East			
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					
2					
3					
OR					
B* The estate agent or agent's representative reasonably believes that	fewer than th	ree comparable			

properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$109,500 **Median Unit Price** September quarter 2017: \$922,500



Rooms: **Property Type:** Flat/Unit/Apartment (Res) **Agent Comments**

Comparable Properties



7/52-54 George St DONCASTER EAST 3109 (VG)

·**-**





Price: \$103,750 Method: Sale Date: 24/05/2017 Rooms: -

Property Type: Strata Unit/Flat

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.

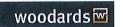
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Agent Comments



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2					
3					
OR					
D* The estate agen	at ar agentle representative	roosonahly helioye	os that fower than th	aroo comparable	

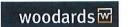
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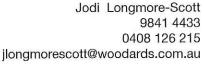
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20/52-54 George Street, Doncaster East Vic 3109





Indicative Selling Price Median Unit Price September quarter 2017: \$922,500



Rooms: **Property Type:** Flat/Unit/Apartment (Res) Agent Comments

Comparable Properties



7/52-54 George St DONCASTER EAST 3109

(VG)



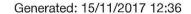


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