

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

1 Ebon Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,190,000

&

\$1,260,000

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	5 Amberley Ct BULLEEN 3105	\$1,230,000	19/08/2017
2	17 Benjamin St BOX HILL NORTH 3129	\$1,213,500	29/07/2017
3	6 Kneale Dr BOX HILL NORTH 3129	\$1,205,000	18/11/2017

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.

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Indicative Selling Price

\$1,190,000 - \$1,260,000

Median House Price

September quarter 2017: \$1,420,000



 3  1  1

Rooms:

Property Type: House (Res)

Land Size: 656 sqm approx

Agent Comments

Comparable Properties



5 Amberley Ct BULLEEN 3105 (REI)

Agent Comments

 3  1  1

Price: \$1,230,000

Method: Auction Sale

Date: 19/08/2017

Rooms: 8

Property Type: House (Res)

Land Size: 757 sqm approx



17 Benjamin St BOX HILL NORTH 3129 (REI)

Agent Comments

 3  1  2

Price: \$1,213,500

Method: Auction Sale

Date: 29/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 623 sqm approx



6 Kneale Dr BOX HILL NORTH 3129 (REI)

Agent Comments

 3  2  1

Price: \$1,205,000

Method: Auction Sale

Date: 18/11/2017

Rooms: 4

Property Type: House (Res)

Land Size: 625 sqm approx