

## 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

26 HERITAGE BOULEVARD, DONCASTER, VIC 3108

### Indicative selling price

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

Price Range: \$1,115,000 to \$1,250,000

### Median sale price

Median price

\$999,380

House

Unit

Suburb

DONCASTER

Period

01 July 2017 to 30 September 2017

Source

  
pricefinder

### Comparable property sales

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
24 ALPINE AVE, DONCASTER, VIC 3108	\$1,205,000	30/04/2017
32 AUBURN CRES, DONCASTER, VIC 3108	\$1,100,000	04/05/2017
46 VERDANT CRES, DONCASTER, VIC 3108	Price Withheld	17/08/2017
16 HERITAGE BVD, DONCASTER, VIC 3108	*\$1,048,000	18/08/2017