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	23 Lambert Place, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

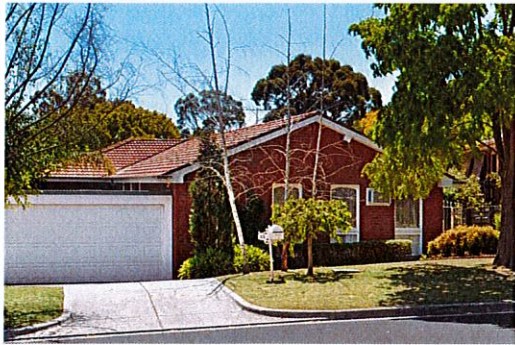| Median price	$1,210,000	House	X	Suburb	Doncaster East
Period - From	01/01/2017	to	31/03/2017	Source	REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
6 Capricorn Av DONCASTER EAST 3109	$1,080,000	21/02/2017
19 Mckenzie St DONCASTER EAST 3109	$1,065,000	25/02/2017
3 Ridley Ct DONCASTER EAST 3109	$1,060,000	06/01/2017

23 Lambert Place, Doncaster East Vic 3109

BarryPlant

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🛏 4   🛁 2   🚗 2

Rooms:
Property Type: House (Res)
Land Size: 652 sqm

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
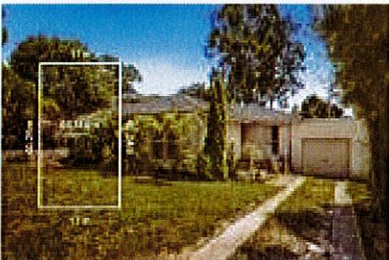**Median House Price**
March quarter 2017: $1,210,000

Comparable Properties

6 Capricorn Av DONCASTER EAST 3109 (VG)   Agent Comments

🛏 4   🛁 -   🚗 -

Price: $1,080,000
Method: Sale
Date: 21/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 657 sqm

19 Mckenzie St DONCASTER EAST 3109 (REI)   Agent Comments

🛏 3   🛁 1   🚗 1

Price: $1,065,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 5
Property Type: House (Res)
Land Size: 683 sqm

3 Ridley Ct DONCASTER EAST 3109 (REI/VG)   Agent Comments

🛏 4   🛁 2   🚗 2

Price: $1,060,000
Method: Private Sale
Date: 06/01/2017
Rooms: -
Property Type: House
Land Size: 695 sqm

REIV   **propertydata**.com.au