## **McGrath**

Chris Manolopoulos
03 9889 8800
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chrismanolopoulos@mcgrath.com.au

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
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Address	4 Colston Close, Doncaster Vic 3108
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,250,000 &	\$1,370,000
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#### Median sale price

Median price	\$1,420,000	Hou	ıse X	Unit		Suburb	Doncaster
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

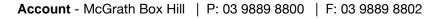
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	58 Dehnert St DONCASTER EAST 3109	\$1,268,000	11/11/2017
2	13 Rubicon Cr DONCASTER 3108	\$1,361,500	26/08/2017
3	67 Hampshire Rd DONCASTER 3108	\$1,345,000	08/07/2017

#### 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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## **McGrath**

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**Indicative Selling Price** \$1,250,000 - \$1,370,000 **Median House Price** September quarter 2017: \$1,420,000





Rooms:

Property Type: House (Res) Land Size: 780 sqm approx

**Agent Comments** 

## Comparable Properties



58 Dehnert St DONCASTER EAST 3109 (REI)



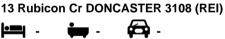


Price: \$1,268,000 Method: Auction Sale Date: 11/11/2017

Rooms: -

Property Type: House (Res) Land Size: 651 sqm approx





Price: \$1,361,500 Method: Auction Sale Date: 26/08/2017

Rooms: -

Property Type: House (Res) Land Size: 651 sqm approx

**Agent Comments** 

**Agent Comments** 



67 Hampshire Rd DONCASTER 3108 (REI)





Price: \$1,345,000 Method: Auction Sale Date: 08/07/2017

Rooms: -

Property Type: House (Res) Land Size: 823 sqm approx

**Agent Comments** 

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