

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| | 136 Church Road, Doncaster Vic 3108 |
|----------------------|-------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| & | \$1,595,000 |
|---|-------------|
| | & |

Median sale price

| Median price | \$1,450,000 | Hou | ıse X | Unit | | Suburb | Doncaster |
|---------------|-------------|-----|------------|------|--------|--------|-----------|
| Period - From | 01/01/2017 | to | 31/12/2017 | | Source | REIV | |

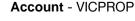
Comparable property sales (*Delete A or B below as applicable)

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 20 Major St DONCASTER EAST 3109 \$1,563,000 25/11/2017 2 724 Doncaster Rd DONCASTER 3108 \$1,510,000 19/10/2017 3 44 Council St DONCASTER 3108 \$1,490,000 17/02/2018

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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Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 647 sqm approx

Agent Comments

Indicative Selling Price \$1,450,000 - \$1,595,000 Median House Price Year ending December 2017: \$1,450,000

Comparable Properties



20 Major St DONCASTER EAST 3109 (REI)







Price: \$1,563,000 Method: Auction Sale Date: 25/11/2017

Rooms: 8

Property Type: House (Res) Land Size: 670 sqm approx **Agent Comments**



724 Doncaster Rd DONCASTER 3108 (REI)

·**-**







Agent Comments

Price: \$1,510,000 Method: Private Sale Date: 19/10/2017

Rooms: -

Property Type: Land (Commercial) Land Size: 793 sqm approx

44 Council St DONCASTER 3108 (REI)



Agent Comments

Price: \$1,490,000 Method: Auction Sale Date: 17/02/2018

Rooms: 8

Property Type: House (Res) Land Size: 656 sqm approx

Account - VICPROP





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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