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

4 Edmonton Place, Doncaster East Vic 3109

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,050,000		&		\$1,155,000			
Median sale p	rice							
Median price	\$1,250,800	Pro	operty Type	Hou	se		Suburb	Doncaster East
Period - From	01/12/2019	to	30/11/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	31 Rosco Dr TEMPLESTOWE 3106	\$1,170,000	04/11/2020
2	218 Andersons Creek Rd DONCASTER EAST 3109	\$1,140,000	13/10/2020
3	3 Timms PI DONCASTER EAST 3109	\$1,100,000	07/11/2020

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.

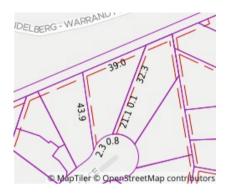
This Statement of Information was prepared on:

01/12/2020 12:17



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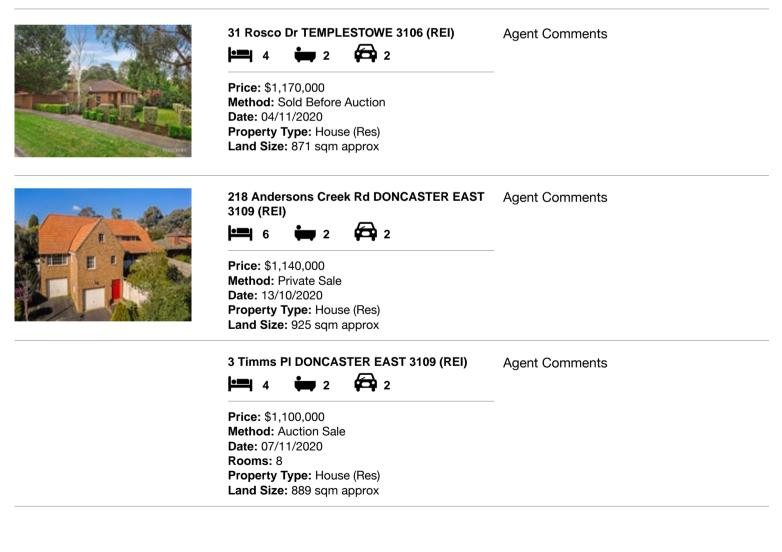




Property Type: Land **Land Size:** 990 sqm approx Agent Comments Andrew Gan 03 9899 7888 0418 229 273 andrew.gan@ihomesre.com.au

Indicative Selling Price \$1,050,000 - \$1,155,000 Median House Price 01/12/2019 - 30/11/2020: \$1,250,800

Comparable Properties



Account - IHomes Real Estate | P: 03 9899 7888 | F: 03 9899 8822

propertydata



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.