

## 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

48 Newlands Crescent, Doncaster East Vic 3109

#### Indicative selling price

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

Range between \$1,190,000 & \$1,309,000

#### 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
9 Glenmanor CI TEMPLESTOWE 3106	\$1,301,000	25/02/2017
13 Hillcrest Ct DONVALE 3111	\$1,300,000	01/04/2017
12 Deep Creek Dr DONCASTER EAST 3109	\$1,240,000	29/04/2017



 4  2  2

**Rooms:**

**Property Type:** House

**Land Size:** 810 sqm approx

Agent Comments

## Comparable Properties



**9 Glenmanor CI TEMPLESTOWE 3106 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,301,000

**Method:** Auction Sale

**Date:** 25/02/2017

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 786 sqm approx



**13 Hillcrest Ct DONVALE 3111 (REI)**

Agent Comments

 4  2  3

**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 01/04/2017

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 725 sqm approx



**12 Deep Creek Dr DONCASTER EAST 3109 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,240,000

**Method:** Auction Sale

**Date:** 29/04/2017

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 785 sqm approx