





Rooms: Property Type: House Agent Comments Indicative Selling Price \$1,230,000 Median House Price Year ending March 2017: \$1,406,000

Comparable Properties



1/4 Gregory Ct DONCASTER 3108 (REI)



Price: \$1,231,000 Method: Sold Before Auction Date: 09/02/2017 Rooms: -Property Type: Townhouse (Res)



2/16 Maxia Rd DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,220,000 Method: Auction Sale Date: 08/04/2017 Rooms: 7 Property Type: Townhouse (Res) Land Size: 400 sqm



2/1 Woodlea St DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,210,000 Method: Private Sale Date: 23/03/2017 Rooms: 6 Property Type: Townhouse (Res)

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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.

Agent Comments



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

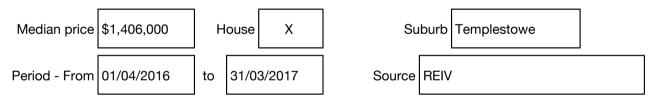
130 Parker Street, Templestowe Vic 3106

Indicative selling price

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

Single price \$1,230,000

Median sale price



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
1/4 Gregory Ct DONCASTER 3108	\$1,231,000	09/02/2017
2/16 Maxia Rd DONCASTER EAST 3109	\$1,220,000	08/04/2017
2/1 Woodlea St DONCASTER EAST 3109	\$1,210,000	23/03/2017

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