

## 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

98 Larnoo Drive, 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 \$1,800,000 & \$1,980,000

## 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 Harkaway Rise DONCASTER EAST 3109	\$2,000,000	24/06/2017
3 Bindi CI TEMPLESTOWE 3106	\$1,952,000	01/04/2017
106 Andersons Creek Rd DONCASTER EAST 3109	\$1,770,800	20/02/2017