

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

39 High Street, Doncaster, VIC 3108

INDICATIVE SELLING PRICE

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

Range Between \$1,200,000 & \$1,250,000

MEDIAN SALE PRICE

Median price \$1,344,250 | House | Doncaster (3108)

Period - From 5 August 2017 to 5 February 2018 | Source - Realestate

COMPARABLE PROPERTY SALES

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 EBON COURT, DONCASTER VIC 3108	\$1,210,000	25/01/2018
60 HIGH STREET, DONCASTER VIC 3108	\$1,288,000	09/09/2017
6 MARGOT AVENUE, DONCASTER VIC 3108	\$1,255,000	09/09/2017