

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
 Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Price Range

Median sale price

(*Delete house or unit as applicable)

Median price *Unit Suburb
 Period - From to Source

Comparable property sales

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.

Address of comparable property	Price	Date of sale
322/642 Doncaster Rd DONCASTER 3108	\$546,000	14/07/2018
714/1 Grosvenor St DONCASTER 3108	\$525,000	13/06/2018
510/1 Grosvenor St DONCASTER 3108	\$520,000	22/04/2018